

May 18, 2004 CPC



STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

04PR0322

NRP Group, L.L.C.  
(Grand Oaks Apartments – Phase II)

Bermuda Magisterial District  
North line West Hundred Road and west line of Womack Road

**REQUEST:** Site plan approval.

Specifically the applicant is requesting Planning Commission approval of a site plan, including approval for the removal of trees within a buffer, as required by Proffered Condition 18 of zoning Case 03SN0119.

Note: The site plan is for a phased plan with this request to include the thirty-two (32) senior housing apartments. The Planning Commission previously approved the site plan for 184 apartments including thirty-two (32) senior housing apartments with Case 04PR0201. Approval of this site plan will allow the applicant to revise the site plans for Phase I to include 184 apartments not restricted by age.

**RECOMMENDATION**

Staff recommends deferral of thirty (30) days to allow time for a Development Standards Waiver request regarding the Zoning Ordinance requirement for a second entrance.

Should the Planning Commission choose to approve the site plan, staff recommends two (2) conditions with review comments for the following reasons:

- A. All conditions in the zoning case that are required to be complete prior to the Planning Commission granting site plan approval have been addressed.
- B. The site plan, as revised to address all site plan review comments, noted in the one (1) condition below, will meet all requirements of the zoning case and the

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Zoning Ordinance with the exception of a Development Standards Waiver for a second entrance.

### CONDITIONS

1. The applicant shall obtain a Development Standards Waiver for a second entrance and make any revisions required by the Planning Commission. (P)
2. Plans shall be revised and submitted for administrative review that address the following Review Comments. (P)

### REVIEW COMMENTS

1. A Virginia Department of Transportation (VDOT) land use permit for any and all required transportation improvements on Iron Bridge Road (SR#10) and Womack Road (SR#749) will be satisfactorily completed prior to issuance of a Certificate of Occupancy for this commercial development. (VDOT)
2. Clarify which entrance will be used as a "construction entrance" for this site plan. (VDOT)
3. Proffered Condition 5 of zoning Case 03SN0119 states that prior to any site plan approval, a phasing plan for the required road improvements, as identified in Proffered Condition 4, shall be submitted to and approved by the Transportation Department. (T)
4. Proffered Condition 9 of zoning Case 03SN0119 states that prior to any site plan approval, an access easement, acceptable to the Planning and Transportation Departments, shall be recorded from Womack Road Extended, across the property to adjacent properties to the north. (T)
5. These plans cannot be approved until the Phase I plans are approved. All road improvements shown on the plans for Phase I must be completed, as determined by the Transportation Department, prior to issuance of any building permits in Phase II. The Phase I improvements shown on these plans must match those shown on the Phase I site plan, 04PR0201. (T)
6. Based on the proposed building and street layout for Phase II of this project, Buildings 21, 22, 23 and 25 are not accessed to all exterior points of the building within 150 feet from an approved emergency fire apparatus roadway. Access from both sides of the buildings were checked to determine accessibility. Please advise as to the method to provide the required accessibility within 150 feet from an approved emergency fire apparatus access roadway. (F)

7. The FIR-1 sprinkler line, for Building 26, is in excess of the 100 feet permitted by the Chesterfield County Utilities Department for the application of the FIR-1 arrangement. The approximate distance is 133 feet. (F)
8. Show the County Project Number 04-0132 on the lower right hand corner of each sheet. (U)
9. The host project (County Project Number 02-0002) must be under County utilities contract before this project can receive site plan approval. (U)
10. Show the County Project Number of the existing water/sewer lines near the connection point. (U)
11. Show the deed book and page number for the existing water/sewer easements. (U)
12. The fire line to Building 26 is over 100 feet, so show a two (2) inch double check assembly at the edge of the waterline easement. (U)
13. Cross connection control and backflow prevention shall be in accordance with the Uniform Statewide Building Code. (U)
14. The owner must enter into a County contract prior to the start of construction. Send a copy of the "accepted" bid proposal between the developer and the contractor so we may prepare the County contract. The bid proposal must be based on the approved site plan. All work must be performed by an acceptable utilities contractor. If the site plan is revised after the utility contract is prepared, a revised bid proposal may be necessary to accurately reflect the latest approved site plan, and a new contract preparation may be necessary. (U)
15. After complete site plan approval, submit three (3) sets of plans directly to the Utility Department for our use. (U)
16. A portion of the Perdue Lumber Subdivision (5670.01) must be vacated before this site plan can be approved. Parcels 785-654-5817-00000, 785-654-7621-00000 and 786-654-0329-00000 are in this subdivision. (EE)
17. It is the responsibility of the applicant to comply with and/or acquire all applicable federal and/or state permits in relationship to environmental features including but not limited to "wetlands, surface waters (e.g. VPDES permit for construction sites of one (1) acre or more, ground water and air quality". Final approval of these plans will not relieve you of your responsibility. Wetlands documentation must be received by this department prior to issuance of the land disturbance permit. (EE)
18. A benchmark must be shown with reference to mean sea level. (EE)

19. The storm sewer alignment shown for Phase I as well as the storm sewer calculations do not correspond with the latest revision of the Phase I plans. Clarify (EE)
20. The outlet water surface elevation in the hydraulic gradeline calculations must equal  $0.8 \times D$  of the outflow pipe plus the invert out elevation or the inlet water surface elevation of the downstream structure, whichever is greater. Revise the calculations accordingly. (EE)
21. Provide top of wall/bottom of wall elevations for the proposed retaining wall on Sheet C5.0. (EE)
22. Pedestrian safety measures must be provided for the proposed retaining wall. Revise the retaining wall detail accordingly. (EE)
23. Revise the proposed DI-1's to DI-7's with pedestrian safe grates in the storm sewer schedule on Sheet C5.0. (EE)
24. All roof water and downdrains must be collected and discharged in a non-erodible manner. Address for Buildings 23, 24 and 25 on Sheet C5.0. (EE)
25. Steps Std. ST-1 must be specified in the tabular drainage description of any structure over four (4) feet in height. (EE)
26. Specify the length of the sediment trap outlet in the detail on Sheet C2.3. (EE)
27. Any soil stockpile area must be located on the plans. Silt fence must be provided around the perimeter if it is located outside the perimeter erosion controls for the site. (EE)
28. Revise "Phase II" in the CBPA compliance note on the cover sheet to "Phase I". (EE)
29. Clarify if the area used in the bypass flow calculation for MS-19 and Proffered Condition 15 compliance included the 2.09 acres (at  $C = 0.5$ ) on the northeast side of the site. (EE)
30. The Worksheet A calculations do not match the CBPA data map. Clarify. (Impervious percentage in Step 2 should be 36.3%) (EE)
31. The CBPA data map must also show the drainage area for the SWM/BMP and specify the percent of impervious cover within the drainage area. (EE)
32. Environmental Engineering will provide a more comprehensive review on the SWM/BMP once the above three (3) comments have been addressed. (EE)

33. Ensure that all information shown on the Phase I and Phase II plans is consistent with each other, i.e. storm sewer (including calculations), MS-19/Zoning Condition 15 compliance, CBPA data map, SWM/BMP elevations and volumes, etc. (EE)
34. The name, "walk-in address" and telephone number of a local registered agent representing the owner for service of process must be provided prior to issuance of a land disturbance permit. (EE)
35. The stormwater/BMP facility must be certified by a professional engineer prior to issuance of any occupancy certificates. (EE)
36. Prior to issuance of a land disturbance permit, a diskette/CD, the format of which shall be Autocad.dwg or dxf, must be submitted to Virginia Barbour of Environmental Engineering. The diskette/CD must contain the following, each in a separate layer:
- A. Final grading contour lines (five (5) foot intervals);
  - B. Proposed building footprint;
  - C. All impervious area (parking lots, driveways, roads, etc); and
  - D. The storm sewer system.
- A layer report printed from Autocad must be submitted with the diskette/CD. Both the diskette/CD and the report must be labeled with the site plan name, site plan number and the engineering firm. All Autocad files must be referenced directly to the Virginia State Plane Coordinate System, South Zone, in the NAD83 datum. (EE)
37. A land disturbance permit is required for this project and the following are required prior to its issuance:
- A. Substantial or full site plan approval
  - B. A letter must be received from a qualified wetlands expert stating:
    - 1. There are no wetlands impacted on this project, or
    - 2. All applicable federal and state wetland permits have been acquired (copies of the permits must be submitted)
  - C. Issuance of the Phase I land disturbance permit (EE)
38. Put a revision date on the resubmitted plans. Resubmit twelve (12) full sets and one (1) copy of the site plan sheet to the Planning Department for your next review. Use the spaces below each comment to describe how you have addressed each review comment. Be sure to indicate which sheets show the required changes. Provide a transmittal letter to describe any changes to the plans not caused by the staff review comments. (P)

39. Put the Chesterfield County site plan number (04PR0322) in the lower right corner of each sheet. (P)
40. The GPIN numbers shown on the cover and site plan sheet include all GPIN for both Phase I and Phase II. For clarity show the GPIN numbers that apply to Phase II only then list the GPIN numbers that apply to Phase I or the total project. (P)
41. On Sheet C2.1 show the easement and buffer. Grading shall not occur in the thirty-five (35) foot easement. (P)
42. Phase II may not be built without portions of Phase I being built. In addition, Phase II is required by the zoning case if Phase I is built. Add a note to the site plan stating that at least fifty (50) percent of the senior housing units must be under construction prior to release of certificate of occupancy for more than fifty (50) percent of the non-senior units. (P)
43. On Sheet C3.1, revise the fifty-one (51) foot dimension from Womack Road to fifty (50) foot setback and tree save area. This dimension was not revised when the design was revised. (P)
44. Provide colors for the materials on the architectural elevations. Indicate type of roof shingle. (P)
45. There are several conflicts and drafting errors on the site and landscape plans. One (1) example is a light pole located on a curb inlet between Buildings 23 and 24. Correct as needed. (P)
46. Prior to release of building permits, the cash proffers must be paid per Proffered Condition 16. (P)

#### GENERAL INFORMATION

##### Associated Public Hearing Cases:

03SN0119 – John G. “Chip” Dicks  
04PR0201 – NRP Group L.L.C.

##### Developer:

NRP Group L.L.C.

Design consultant:

Site Engineering – Timmons Group  
Architecture and Landscape Architecture - Cline Design Associates PA.

Location:

North line of West Hundred Road approximately 230 feet west of Womack Road also fronting approximately 770 feet on the west line of Womack Road approximately 200 feet west of West Hundred Road. Tax IDs 785-653-5567, 7929 and 9019; 785-654-Part of 5817; 785-654-7621; and 7621; 786-653-0382; and 786-654-0329 (Sheet 26).

Existing Zoning and Land Use:

R-MF; Single family residential or vacant

Size:

27.8 acres

Adjacent Zoning and Land Use:

North - R-7 and R-7 with Conditional Use (Stock farm); Single family residential or vacant  
South - A, R-7 and O-2; Single family residential or vacant.  
East - R-7 and C-2; Single family residential, commercial or vacant  
West - A; Vacant

BACKGROUND

The requested site plan will permit construction of thirty-two (32) senior housing apartments to be constructed along with 184 non-restricted apartments previously approved with Case 04PR0201. The senior apartment units are one (1) story buildings.

The Phase II portion of the project, the thirty-two (32) senior housing apartments have been redesigned and reoriented to retain the existing thirty-five (35) foot access easement along the north property line and not reduce the width of the fifty (50) foot buffer. Grading and tree removal is proposed within parts of the buffer. Removal of the trees within the buffer requires approval of the Planning Commission as part of site plan approval. The Ordinance requires the buffer to be planted at 1.5 times Perimeter Landscape "C". The exact replacement planting requirement will be determined once grading is complete during an on-site inspection with Planning Department staff.

In order to resolve Review Comment 6, additional paving at least twenty (20) feet wide will need to extend close to the buffer for Buildings 21, 22, 23 and 25. This requires minor changes to grading, landscape and lighting plans as well as the site plan.

The applicant has recently been advised that a Development Standards Waiver is required since a second entrance is required by the Zoning Ordinance for more than fifty (50) apartments. Proffered Conditions 2 and 3 of zoning Case 03SN0119 permit only emergency access from Route 10 and only one (1) direct access to Womack Road for this property.

The text of Condition 3 of Case 04PR0201:

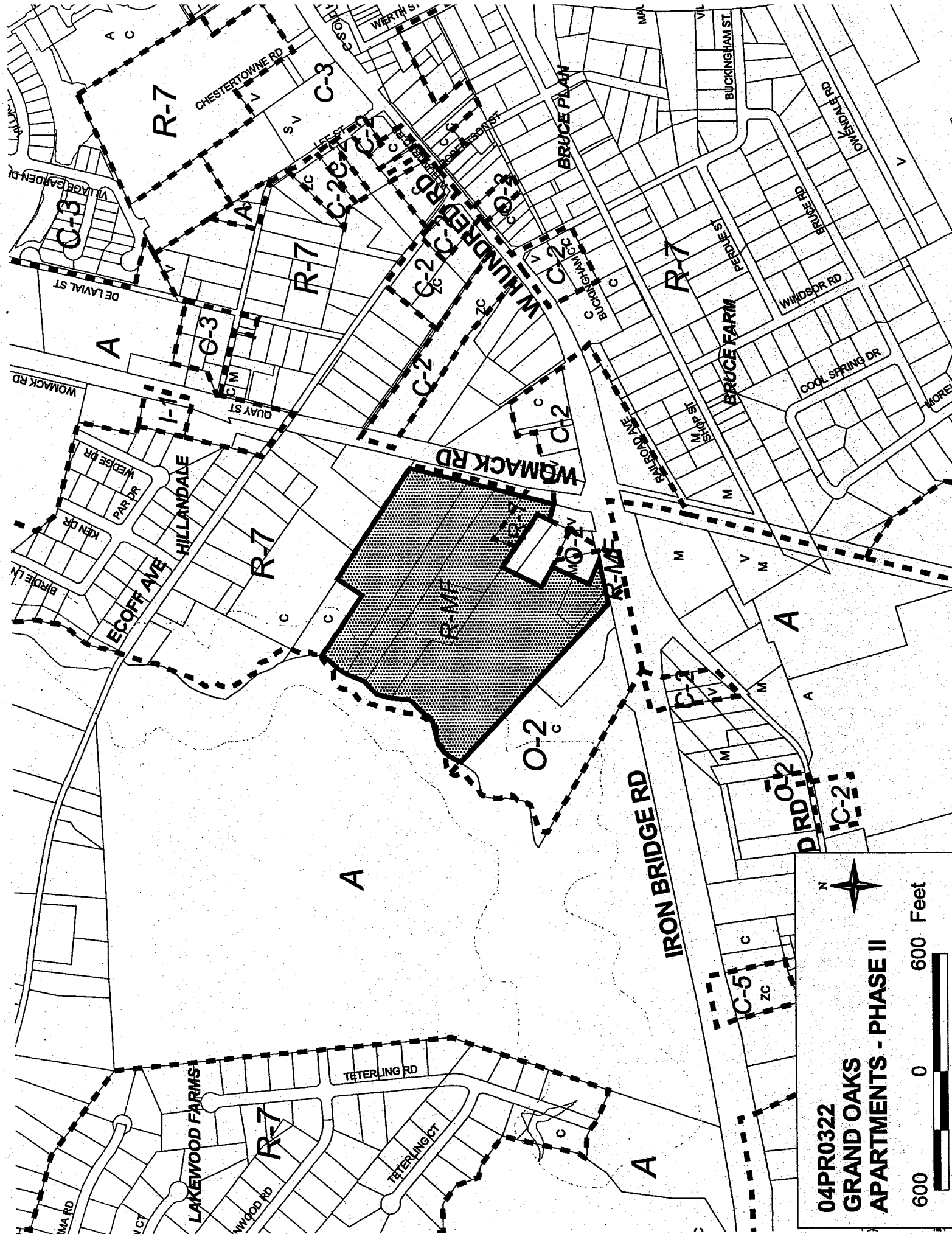
Revise thirty-two (32) living units located in the northern most part of the project to be senior housing apartments and indicate these on the site plan. The location of the senior housing apartments may be relocated with site plan approval of the second phase of this project.

Condition 3 of Case 04PR0201 allows the thirty-two (32) senior housing apartments to be relocated within the Phase II area with approval of this site plan. The number of non-restricted apartments is limited to 184 apartments for the total project.

### CONCLUSIONS

Review of this site plan by the Chesterfield County Planning Commission is required by Proffered Condition 18 of zoning Case 03SN0119. The site plan has been through one (1) complete review by the site plan review staff. Staff recommends deferral for thirty (30) days to allow time for Planning Commission review of a Development Standards Waiver regarding the requirement for a second entrance, however, should the Planning Commission choose to approve the site plan, including grading in the buffer, staff recommends two (2) conditions and the review comments noted.





04PR0322  
GRAND OAKS  
APARTMENTS - PHASE II





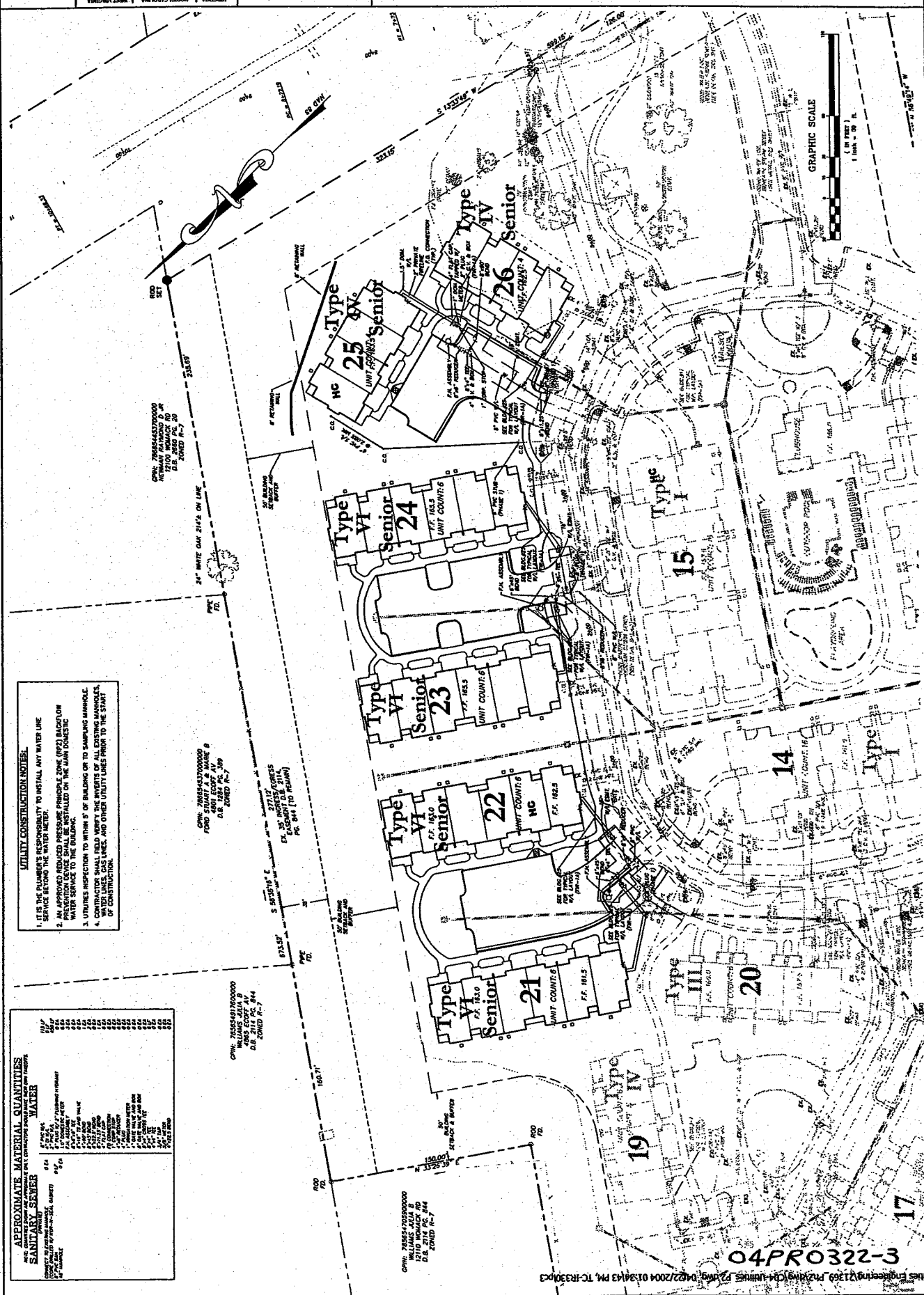


GRAND OAKS APARTMENTS - PHASE II

BERNARD DISTRICT - CHESTERFIELD COUNTY, VIRGINIA

TIMMONS GROUP

DATE	REVISION DESCRIPTION
2/1/00	1.00
2/1/00	2.00
2/1/00	3.00
2/1/00	4.00
2/1/00	5.00
2/1/00	6.00
2/1/00	7.00
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2/1/00	95.00
2/1/00	96.00
2/1/00	97.00
2/1/00	98.00
2/1/00	99.00
2/1/00	100.00



**UTILITY CONSTRUCTION NOTES:**

1. IT IS THE PLUMBER'S RESPONSIBILITY TO INSTALL ANY WATER LINE SERVICE BEYOND THE WATER METER.
2. AN APPROVED REDUCED PRESSURE PRINCIPLE ZONE (RPZ) BACKFLOW PREVENTER SHALL BE INSTALLED ON THE MAIN DOMESTIC WATER SERVICE TO THE BUILDING.
3. UTILITIES INSPECTION TO WITHIN 5' OF BUILDING OR TO SAMPLING MANHOLE, WATER MAINS, GAS LINES, AND OTHER UTILITY LINES PRIOR TO THE START OF CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY THE DEPTHS OF ALL EXISTING MANHOLES, WATER MAINS, GAS LINES, AND OTHER UTILITY LINES PRIOR TO THE START OF CONSTRUCTION.

**APPROXIMATE MATERIAL QUANTITIES**

ITEM	QUANTITY	UNIT
PIPE 12" DIA. 10' LONG	10	LINEAL FEET
PIPE 12" DIA. 20' LONG	20	LINEAL FEET
PIPE 12" DIA. 30' LONG	30	LINEAL FEET
PIPE 12" DIA. 40' LONG	40	LINEAL FEET
PIPE 12" DIA. 50' LONG	50	LINEAL FEET
PIPE 12" DIA. 60' LONG	60	LINEAL FEET
PIPE 12" DIA. 70' LONG	70	LINEAL FEET
PIPE 12" DIA. 80' LONG	80	LINEAL FEET
PIPE 12" DIA. 90' LONG	90	LINEAL FEET
PIPE 12" DIA. 100' LONG	100	LINEAL FEET
PIPE 12" DIA. 110' LONG	110	LINEAL FEET
PIPE 12" DIA. 120' LONG	120	LINEAL FEET
PIPE 12" DIA. 130' LONG	130	LINEAL FEET
PIPE 12" DIA. 140' LONG	140	LINEAL FEET
PIPE 12" DIA. 150' LONG	150	LINEAL FEET
PIPE 12" DIA. 160' LONG	160	LINEAL FEET
PIPE 12" DIA. 170' LONG	170	LINEAL FEET
PIPE 12" DIA. 180' LONG	180	LINEAL FEET
PIPE 12" DIA. 190' LONG	190	LINEAL FEET
PIPE 12" DIA. 200' LONG	200	LINEAL FEET
PIPE 12" DIA. 210' LONG	210	LINEAL FEET
PIPE 12" DIA. 220' LONG	220	LINEAL FEET
PIPE 12" DIA. 230' LONG	230	LINEAL FEET
PIPE 12" DIA. 240' LONG	240	LINEAL FEET
PIPE 12" DIA. 250' LONG	250	LINEAL FEET
PIPE 12" DIA. 260' LONG	260	LINEAL FEET
PIPE 12" DIA. 270' LONG	270	LINEAL FEET
PIPE 12" DIA. 280' LONG	280	LINEAL FEET
PIPE 12" DIA. 290' LONG	290	LINEAL FEET
PIPE 12" DIA. 300' LONG	300	LINEAL FEET
PIPE 12" DIA. 310' LONG	310	LINEAL FEET
PIPE 12" DIA. 320' LONG	320	LINEAL FEET
PIPE 12" DIA. 330' LONG	330	LINEAL FEET
PIPE 12" DIA. 340' LONG	340	LINEAL FEET
PIPE 12" DIA. 350' LONG	350	LINEAL FEET
PIPE 12" DIA. 360' LONG	360	LINEAL FEET
PIPE 12" DIA. 370' LONG	370	LINEAL FEET
PIPE 12" DIA. 380' LONG	380	LINEAL FEET
PIPE 12" DIA. 390' LONG	390	LINEAL FEET
PIPE 12" DIA. 400' LONG	400	LINEAL FEET
PIPE 12" DIA. 410' LONG	410	LINEAL FEET
PIPE 12" DIA. 420' LONG	420	LINEAL FEET
PIPE 12" DIA. 430' LONG	430	LINEAL FEET
PIPE 12" DIA. 440' LONG	440	LINEAL FEET
PIPE 12" DIA. 450' LONG	450	LINEAL FEET
PIPE 12" DIA. 460' LONG	460	LINEAL FEET
PIPE 12" DIA. 470' LONG	470	LINEAL FEET
PIPE 12" DIA. 480' LONG	480	LINEAL FEET
PIPE 12" DIA. 490' LONG	490	LINEAL FEET
PIPE 12" DIA. 500' LONG	500	LINEAL FEET
PIPE 12" DIA. 510' LONG	510	LINEAL FEET
PIPE 12" DIA. 520' LONG	520	LINEAL FEET
PIPE 12" DIA. 530' LONG	530	LINEAL FEET
PIPE 12" DIA. 540' LONG	540	LINEAL FEET
PIPE 12" DIA. 550' LONG	550	LINEAL FEET
PIPE 12" DIA. 560' LONG	560	LINEAL FEET
PIPE 12" DIA. 570' LONG	570	LINEAL FEET
PIPE 12" DIA. 580' LONG	580	LINEAL FEET
PIPE 12" DIA. 590' LONG	590	LINEAL FEET
PIPE 12" DIA. 600' LONG	600	LINEAL FEET
PIPE 12" DIA. 610' LONG	610	LINEAL FEET
PIPE 12" DIA. 620' LONG	620	LINEAL FEET
PIPE 12" DIA. 630' LONG	630	LINEAL FEET
PIPE 12" DIA. 640' LONG	640	LINEAL FEET
PIPE 12" DIA. 650' LONG	650	LINEAL FEET
PIPE 12" DIA. 660' LONG	660	LINEAL FEET
PIPE 12" DIA. 670' LONG	670	LINEAL FEET
PIPE 12" DIA. 680' LONG	680	LINEAL FEET
PIPE 12" DIA. 690' LONG	690	LINEAL FEET
PIPE 12" DIA. 700' LONG	700	LINEAL FEET
PIPE 12" DIA. 710' LONG	710	LINEAL FEET
PIPE 12" DIA. 720' LONG	720	LINEAL FEET
PIPE 12" DIA. 730' LONG	730	LINEAL FEET
PIPE 12" DIA. 740' LONG	740	LINEAL FEET
PIPE 12" DIA. 750' LONG	750	LINEAL FEET
PIPE 12" DIA. 760' LONG	760	LINEAL FEET
PIPE 12" DIA. 770' LONG	770	LINEAL FEET
PIPE 12" DIA. 780' LONG	780	LINEAL FEET
PIPE 12" DIA. 790' LONG	790	LINEAL FEET
PIPE 12" DIA. 800' LONG	800	LINEAL FEET
PIPE 12" DIA. 810' LONG	810	LINEAL FEET
PIPE 12" DIA. 820' LONG	820	LINEAL FEET
PIPE 12" DIA. 830' LONG	830	LINEAL FEET
PIPE 12" DIA. 840' LONG	840	LINEAL FEET
PIPE 12" DIA. 850' LONG	850	LINEAL FEET
PIPE 12" DIA. 860' LONG	860	LINEAL FEET
PIPE 12" DIA. 870' LONG	870	LINEAL FEET
PIPE 12" DIA. 880' LONG	880	LINEAL FEET
PIPE 12" DIA. 890' LONG	890	LINEAL FEET
PIPE 12" DIA. 900' LONG	900	LINEAL FEET
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PIPE 12" DIA. 920' LONG	920	LINEAL FEET
PIPE 12" DIA. 930' LONG	930	LINEAL FEET
PIPE 12" DIA. 940' LONG	940	LINEAL FEET
PIPE 12" DIA. 950' LONG	950	LINEAL FEET
PIPE 12" DIA. 960' LONG	960	LINEAL FEET
PIPE 12" DIA. 970' LONG	970	LINEAL FEET
PIPE 12" DIA. 980' LONG	980	LINEAL FEET
PIPE 12" DIA. 990' LONG	990	LINEAL FEET
PIPE 12" DIA. 1000' LONG	1000	LINEAL FEET

04PR0322-3



125 N. Harrington St.  
Raleigh, NC 27603  
919/833-8413  
919/836-1280 FAX  
CineDesign@nc.rr.com

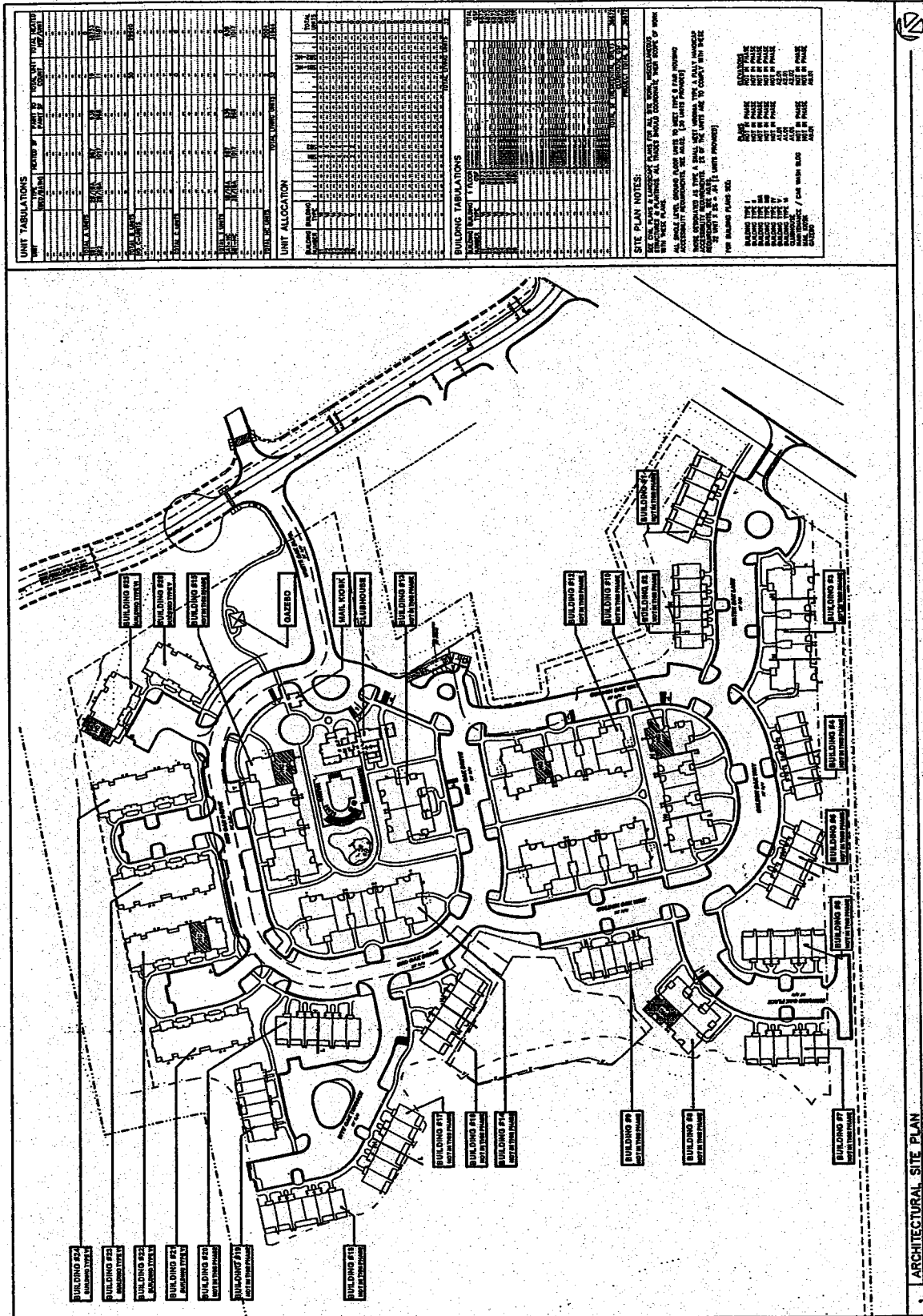
the  
NRP  
Group LLC

# GRAND OAKS

Project	04014
Date	03.12.04
Revisions	

Drawn By DRB, HAK  
Checked By \_\_\_\_\_  
Content  
ARCHITECTURAL SITE

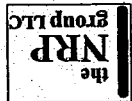
Sheet A0.50







125 N. Harrison St.  
Raleigh, NC 27603  
919/333-1230 FAX  
Cda@cpadp4.com



# GRAND OAKS SENIOR'S APARTMENTS CHESTER, VIRGINIA

Project:	04014
Date:	03.12.04
Revisions:	
Drawn By:	JOD, DRB
Checked By:	
Building Type:	FIVE ELEVATIONS
Sheet:	A2.01

**GENERAL NOTES - ELEVATIONS**

1. ALL ELEVATIONS SHALL BE DRAWN TO THE SAME SCALE UNLESS OTHERWISE NOTED.

2. ALL ELEVATIONS SHALL BE DRAWN TO THE SAME SCALE UNLESS OTHERWISE NOTED.

3. ALL ELEVATIONS SHALL BE DRAWN TO THE SAME SCALE UNLESS OTHERWISE NOTED.

4. ALL ELEVATIONS SHALL BE DRAWN TO THE SAME SCALE UNLESS OTHERWISE NOTED.

5. ALL ELEVATIONS SHALL BE DRAWN TO THE SAME SCALE UNLESS OTHERWISE NOTED.

6. ALL ELEVATIONS SHALL BE DRAWN TO THE SAME SCALE UNLESS OTHERWISE NOTED.

**5 BUILDING TYPE FIVE & SIX - SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"

**6 BUILDING TYPE FIVE & SIX - SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"

**3 BUILDING TYPE FIVE - REAR ELEVATION**  
SCALE: 1/8" = 1'-0"

**1 BUILDING TYPE FIVE - FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

**COLOR SCHEDULE**

WALLS	BRICK
ROOF	ASPH/FLT
DOORS	WOOD
WINDOWS	WOOD
TRIM	WOOD
PAINT	WHITE





[illegible]

# PHASE 2

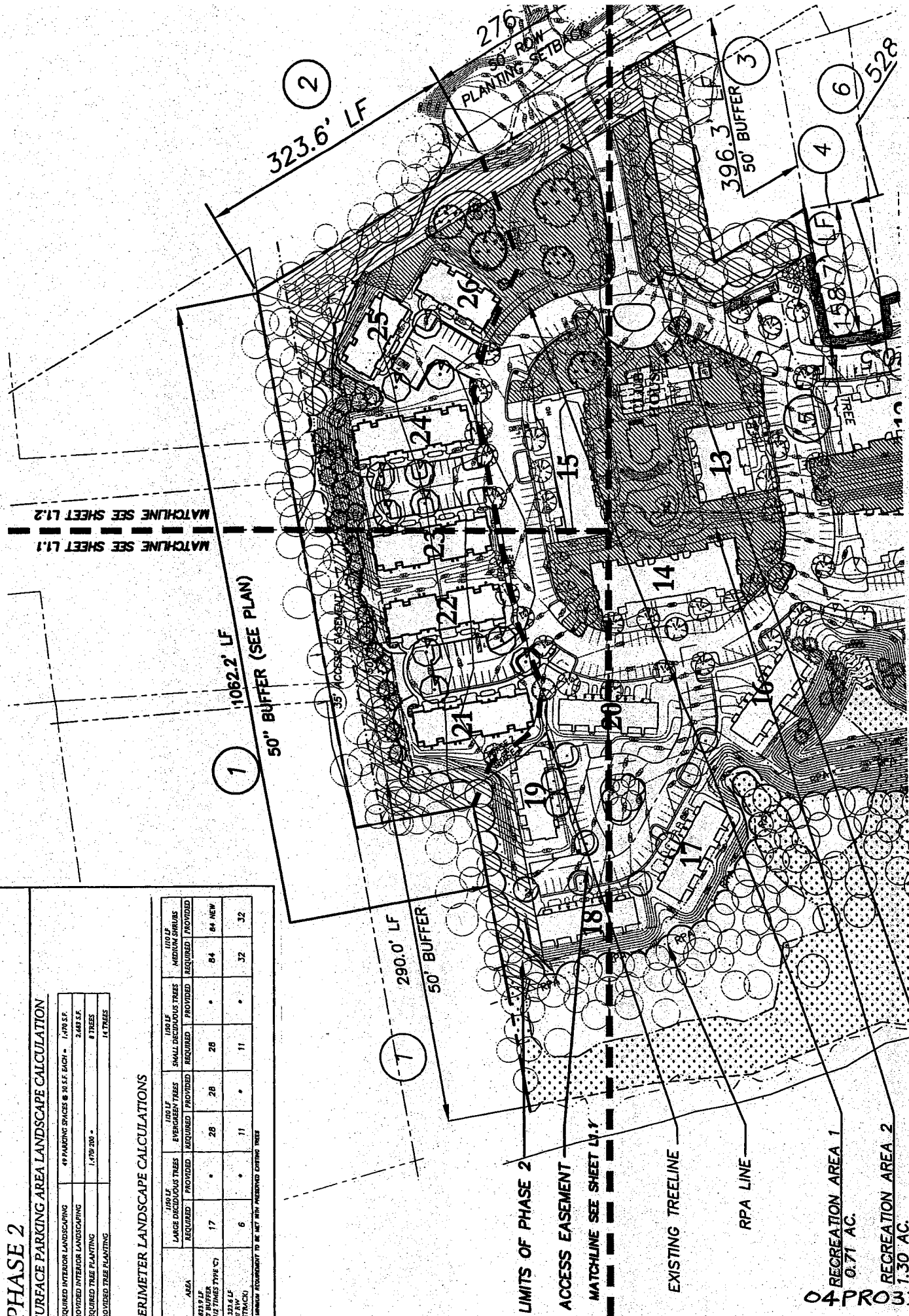
## SURFACE PARKING AREA LANDSCAPE CALCULATION

REQUIRED INTERIOR LANDSCAPING	49 PARKING SPACES @ 25 S.F. EACH =	1,475 S.F.
PROVIDED INTERIOR LANDSCAPING		2,400 S.F.
REQUIRED TREE PLANTING	1,470 200' =	8 TREES
PROVIDED TREE PLANTING		14 TREES

## PERIMETER LANDSCAPE CALCULATIONS

AREA	LARGE DECIDUOUS TREES		EVERGREEN TREES		SMALL DECIDUOUS TREES		MEDIUM SHRUBS	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
1. 4919 LF (50' BUFFER 1 1/2 TIMES TYPE C)	17	•	28	28	28	•	84	84 NEW
2. 323.6 LF (50' ROW SETBACK)	6	•	•	11	•	•	32	32

\* MINIMUM REQUIREMENT TO BE MET WITH PROVIDED EXISTING TREES



LIMITS OF PHASE 2

ACCESS EASEMENT

MATCHLINE SEE SHEET L1.1

EXISTING TREELINE

RPA LINE

RECREATION AREA 1  
0.71 AC.

RECREATION AREA 2  
1.30 AC.

04PRO332-9

# LANDSCAPE MATERIALS LIST

## LARGE MATURING DECIDUOUS TREES

KEY	BOTANICAL NAME	COMMON NAME	QTY.	CALIPER	HEIGHT	SPREAD	ROOT	SPECIFICATIONS
AR	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple		2.5" min			B&B	Matched specimens, Full
QP	<i>Quercus phellos</i>	Willow Oak		2.5" min			B&B	Matched specimens, Full
QS	<i>Quercus 'shumardii'</i>	Shumard Oak		2.5" min			B&B	Matched specimens, Full
QU	<i>Quercus species</i>	Specimen Oak		4" min			B&B	Specimens to be field selected
UP	<i>Ulmus parvifolia</i> 'Emer II'	Allee Chinese Elm		2.5" min			B&B	Matched specimens, Full

## EVERGREEN TREES

KEY	BOTANICAL NAME	COMMON NAME	QTY.	CALIPER	HEIGHT	SPREAD	ROOT	SPECIFICATIONS
F	<i>Ilex x attenuata</i> 'Fosters'	Fosters Holly		7"			Cont.	Full
INS	<i>Ilex x 'Nellie R. Stevens'</i>	Nellie Stevens Holly		7"			Cont.	Full
JV	<i>Juniperus virginiana</i>	Eastern Red Cedar		7"			Cont.	Full
PT	<i>Pinus taeda</i>	Loblolly Pine		7"			Cont.	Full

## SMALL MATURING DECIDUOUS TREES

KEY	BOTANICAL NAME	COMMON NAME	QTY.	CALIPER	HEIGHT	SPREAD	ROOT	SPECIFICATIONS
AB	<i>Amelanchier</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry			8' min			multi-stem
LF	<i>Lagerstroemia faurii</i> 'Muskogee'	Muskogee Crape Myrtle			10' min			multi-stem
LN	<i>Lagerstroemia indica</i> 'Natchez'	Natchez Crape Myrtle			10' min			multi-stem
LT	<i>Lagerstroemia indica</i> 'Tuskegee'	Tuskegee Crape Myrtle			10' min			multi-stem
MV	<i>Magnolia virginiana</i>	Sweetbay Magnolia			8' min			

## MEDIUM SHRUBS

KEY	BOTANICAL NAME	COMMON NAME	QTY.	CALIPER	HEIGHT	SPREAD	ROOT	SPECIFICATIONS
AG	<i>Abelia x grandiflora</i>	Glossy Abelia			18"		3 gal.	42" oc
BD	<i>Buddleia davidii</i> 'Pink Delight'	Pink Delight Butterfly Bush			18"		3 gal.	as shown
EA	<i>Eucynonotus alata</i> 'Compacta'	Dwarf Burning Bush			18"			48" oc
ICB	<i>Ilex cornuta</i> 'Burfordii Nana'	Dwarf Burford Holly			18"			36" oc
ICC	<i>Ilex cornuta</i> 'Carissa'	Carissa Holly			18"			30-36" oc
ICN	<i>Ilex cornuta</i> 'Needlepoint'	Needlepoint Holly			18"			42" oc
IG	<i>Ilex glabra</i>	Inkberry Holly			18"			42" oc
LC	<i>Loropetalum chinense</i>	Loropetalum			18"		3 gal.	42" oc
MS	<i>Miscanthus sinensis</i> 'Saraband'	Maiden Grass			18"			as shown
OH	<i>Osmorhiza heterophyllus</i>	Holly Osmorhiza			18"			4.5' oc
VA	<i>Viburnum awabuki</i> 'Chindo'	Chindo Viburnum			18"			

## SMALL SHRUBS AND GROUNDCOVERS

KEY	BOTANICAL NAME	COMMON NAME	QTY.	CALIPER	HEIGHT	SPREAD	ROOT	SPECIFICATIONS
ANN	<i>Annalis</i>	to be determined at installation			TBD		2.25"	pl3 oc
AGS	<i>Abelia x grandiflora</i> 'Sherwood'	Sherwood Abelia			18"		3 gal.	36" oc
BT	<i>Berberis thunbergii</i> 'Crimson Pygmy'	Crimson Pygmy Barberry			18"		3 gal.	30" oc
HH	<i>Hemerocallis 'Hyperion'</i>	Hyperion Daylily			12"		1 gal.	18" oc
IV	<i>Ilex vomitoria</i> 'Nana'	Dwarf Yaupon			18"		3 gal.	30" oc
JP	<i>Juniperus 'Pfitzeriana Compacta'</i>	Compact Pfitzer Juniper			18"		3 gal.	42" oc
LM	<i>Liriodendron 'Royal Purple'</i>	Lilyturf			8"		1 gal.	18" oc
MC	<i>Myrica caroliniana</i>	Wax Myrtle			24"			5" oc
MU	<i>Muhlenbergia capillaris</i>	Pink Muhly Grass			18"			4" oc
NH	<i>Nandina domestica</i> 'Harbor Dwarf'	Harbor Dwarf Nandina			15"			18" oc
PA	<i>Pennisetum alopecuroides</i>	Fountain Grass			18"		3 gal.	30" oc
PER	<i>Perovnia</i>	to be determined at installation			TBD			see specs.
RG	<i>Rudbeckia hirta</i> 'Goldilocks'	Goldilocks Black-Eyed Susan			12"		1 gal.	18" oc
SA	<i>Spiraea 'Anthony Waterer'</i>	Anthony Waterer Spiraea			18"		3 gal.	36" oc
VM	<i>Vinca minor</i>	Small Leaf Periwinkle			4"		1 gal.	18" oc
YU	<i>Yucca filamentosa</i>	Adam's Needle Yucca			18"		1 gal.	24" oc
	Seed							see specs.
	Turf							see specs.

## WETLAND DETENTION PLANTING

KEY	BOTANICAL NAME	COMMON NAME	QTY.	CALIPER	HEIGHT	SPREAD	ROOT	SPECIFICATIONS
CR	<i>Carex riparia</i>	Greater Pond Sedge			18"		3 gal.	48" oc
CS	<i>Cornus sericea</i>	Redosier Dogwood			18"		3 gal.	48" oc
PV	<i>Panicum virgatum</i> 'Heavy Metal'	Blue Switch Grass			18"		1 gal.	36" oc
PVS	<i>Panicum virgatum</i> 'Shenandoah'	Red Switch Grass			18"		1 gal.	36" oc
TD	<i>Taxodium distichum</i>	Bald Cypress		2.5" min	7'		B&B	Matched specimens, Full

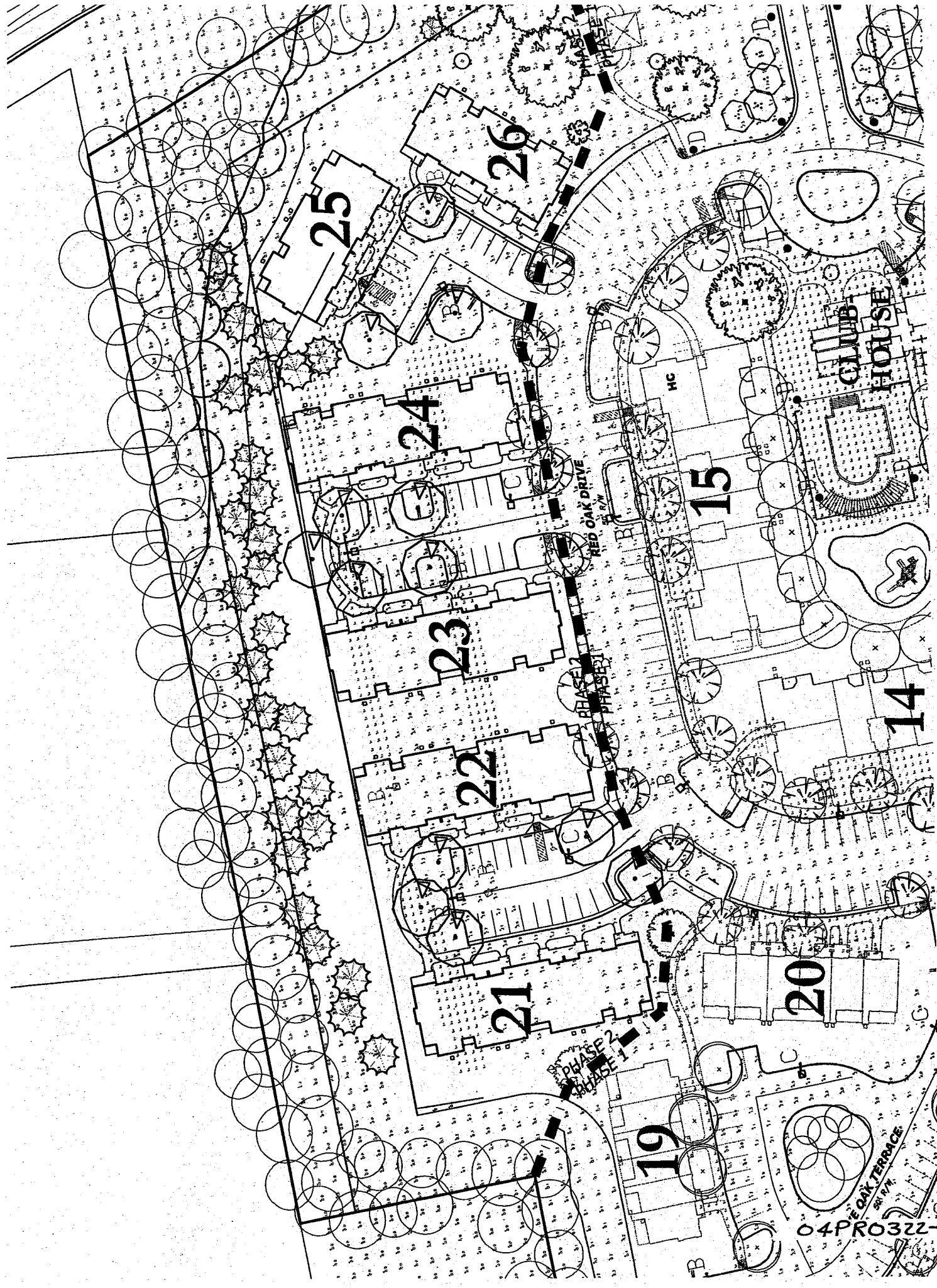
## LARGE DECIDUOUS TREE LEGEND

	UP	ULMUS PARVIFOLIA 'EMER II'
	QS	QUERCUS 'SHUMARDII'
	QP	QUERCUS PHELLOS
	QV	QUERCUS VIRGINIANA
	AR	ACER RUBRUM 'OCTOBER GLORY'
	PT	PINUS TAEDA

## LEGEND

	SLOPE REVEGETATION MIX
	EXISTING TREE PRESERVATION
	WETLAND PRESERVE AREA

04PR0332-10



04PR0322-11



May 20, 2003 CPC  
June 18, 2003 BS

**STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION**

03SN0119

John G. "Chip" Dicks

Bermuda Magisterial District  
Ecoff Elementary, Carver Middle and  
Thomas Dale High School Districts  
North line of West Hundred Road

**REQUEST:** Rezoning from Agricultural (A), Residential (R-7) and Corporate Office (O-2) to Multifamily Residential (R-MF).

**PROPOSED LAND USE:**

A multi-family residential development having a maximum of 216 units is planned.

**PLANNING COMMISSION RECOMMENDATION**

**RECOMMEND APPROVAL AND ACCEPTANCE OF THE PROFFERED CONDITIONS ON PAGES 2 THROUGH 6.**

**STAFF RECOMMENDATION**

Recommend approval subject to the applicant reducing the total number of units to 211. This recommendation is made for the following reasons:

- A. While the proposed zoning and land use on the southern part of the property conforms to the Chester Village Plan which suggests the property is appropriate for mixed use: corporate office and multi-family residential, the Plan suggests single family residential development on the northern part of the property. A detailed evaluation of topographical conditions suggest that a more appropriate location to provide a transition between single and multi-family uses would be along a swale

located north of the property. Physical features provide a better boundary between differing land uses than property boundaries.

- B. Based upon densities suggested by the Plan, the total number of units should not exceed 211.
- C. The proposed zoning and land use are representative of existing and anticipated area development.
- D. The proffered conditions address the impacts of this development on necessary capital facilities, as outlined in the Zoning Ordinance and Comprehensive Plan. Specifically, the needs for roads, schools, parks, libraries and fire stations is identified in the Public Facilities Plan, the Thoroughfare Plan and the Capital Improvement Program and the impact of this development is discussed herein. The proffered conditions adequately mitigate the impact on capital facilities, thereby insuring adequate service levels are maintained and protecting the health, safety and welfare of County citizens.

(NOTE: THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION. THE PROPERTY OWNER MAY PROFFER OTHER CONDITIONS. THE CONDITIONS NOTED WITH "STAFF/CPC" WERE AGREED UPON BY BOTH STAFF AND THE COMMISSION. CONDITIONS WITH ONLY A "STAFF" ARE RECOMMENDED SOLELY BY STAFF. CONDITIONS WITH ONLY A "CPC" ARE ADDITIONAL CONDITIONS RECOMMENDED BY THE PLANNING COMMISSION.)

#### PROFFERED CONDITIONS

- |             |    |  |
|-------------|----|--|
| (STAFF/CPC) | 1. | Prior to any final site plan approval, one hundred (100) feet of right-of-way on the north side of Route 10, measured from the centerline of that part of Route 10 immediately adjacent to the property, shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. (T) |
| (STAFF/CPC) | 2. | No direct access shall be provided from the Property to Route 10. This condition shall not preclude the provision of an emergency access from the Property to Route 10. (T)  |
| (STAFF/CPC) | 3. | Direct access from the Property to the north/south major arterial ("Womack Road Extended") shall be limited to one (1) entrance/exit. The exact location of this access shall be approved by the Transportation Department. (T)  |
| (STAFF/CPC) | 4. | To provide an adequate roadway system, the owner/developer shall be responsible for the following:   |

- a. Construction of an additional lane of pavement along the westbound lanes of Route 10 for the entire Property frontage.
- b. Reconstruction/construction of two (2) lanes of Womack Road Extended to a twenty-four (24) foot wide pavement section with eight (8) foot wide shoulders, with modifications approved by the Transportation Department, from Route 10 to the approved access.
- c. Construction of the Womack Road Extended intersection with Route 10 as a three lane section consisting of a northbound lane and two southbound lanes. The exact length of this improvement shall be approved by the Transportation Department.
- d. Closing the existing crossover on Route 10 located east of the Womack Road Extended intersection and construction of a new crossover, including left turn lanes along both the eastbound and westbound lanes, on Route 10 at the Womack Road Extended intersection. If the Virginia Department of Transportation does not approve the closing of the existing crossover and constructing the new crossover, the Developer shall be relieved of these requirements, and shall then be required to provide adequate left turn lanes, as determined by the Transportation Department, at the existing crossovers on Route 10 located just east and west of the Womack Road Extended intersection.
- e. Construction of additional pavement along Route 10 at the Womack Road Extended intersection to provide a right turn lane.
- f. Construction of a sidewalk along the north side of Route 10 from the Womack Road Extended intersection, west to the western property line of the Property.
- g. Construction of additional pavement along Womack Road Extended at the approved access to provide left and right turn lanes, if warranted, based on Transportation Department standards.
- h. Replacement of any of the existing trees in the median of Route 10 that are removed by the construction of the new crossover and turn lanes, as described in Proffered Condition 4.d. Two (2) replacement trees shall be installed for every



existing tree that is removed. Unless otherwise approved by the Transportation Department, replacement trees (1) shall be installed in the Route 10 median, east and west of the new crossover location; (2) shall have a minimum of three (3) inch caliper; and (3) shall be from the list of approved plantings by the Virginia Department of Transportation ("VDOT"). The exact species, size and location shall be approved by the Transportation Department.

- i. Dedication to Chesterfield County, free and unrestricted, of any additional right-of-way (or easements) required for the improvements identified above. In the event the Developer is unable to acquire the right-of-way necessary for the road improvements identified in Proffered Condition 4.e, 4.f and 4.g, the Developer may request, in writing, the County to acquire such right-of-way as public road improvements. All costs associated with the acquisition of the right-of-way shall be borne by the developer. In the event the County chooses not to assist the developer in acquisition of the "off-site" right-of-way, the Developer shall be relieved of the obligation to acquire the "off-site" right-of-way, and only provide the road improvements that can be accommodated within the available right-of-way, as determined by the Transportation Department. (T)

(STAFF/CPC)

5. Prior to any site plan approval, a phasing plan for the required road improvements, as identified in Proffered Condition 4, shall be submitted to and approved by the Transportation Department. (T)

(STAFF/CPC)

6. Pedestrian access shall be provided from the Property to the Chester Linear Park. The exact location this access shall be approved by the Parks and Recreation Department. (P&R)

(STAFF/CPC)

7. The public water and wastewater systems shall be used. (U)

(STAFF/CPC)

8. Except for timbering approved by the Virginia State Department of Forestry for the purpose of removing dead or diseased trees, there shall be no timbering on the Property until a land disturbance permit has been obtained from the Environmental Engineering Department and the approved devices installed. (EE)

(STAFF/CPC)

9. Prior to any site plan approval, an access easement, acceptable to the Planning and Transportation Departments, shall be recorded from Womack Road Extended, across the Property, to adjacent properties to the north. (P & T)



- (CPC) 10. The total number of dwelling units on the Property shall not exceed 216. (P)
- (STAFF/CPC) 11. Except as otherwise prohibited by the Virginia Fair Housing Law, the Federal Fair Housing Law, and applicable federal, state, or local legal requirements, at least thirty-two (32) dwelling units shall be restricted to "housing for older persons: as defined in the Virginia Fair Housing Law and shall have no persons under 19 years of age domiciled there ("Senior Housing"). Senior housing shall be clustered in an area on the northern part of the Property and each unit shall be noted as such on the site plan. (P)
- (STAFF/CPC) 12. Each dwelling unit shall have washer and dryer hook-ups. (P and BI)
- (STAFF/CPC) 13. The architectural style of the buildings shall incorporate the craftsman features as generally depicted on the renderings (the "Renderings") prepared by Cline Design Associates, P.A. (P)
- (STAFF/CPC) 14. Recreational facilities shall include at a minimum a clubhouse, fitness room, a swimming pool and a playground. (P)
- (STAFF/CPC) 15. Stormwater shall be retained on-site based on the post development 10-year storm rates and released at a rate no greater than the pre-development 2-year storm rates. (EE)
- (STAFF/CPC) 16. The applicant, subdivider, or assignee(s) shall pay the following to the County of Chesterfield for infrastructure improvements within the service district for the Property for the dwelling units on the parcels of the subject request as provided herein. Payment shall be made prior to the issuance of building permit.

For "Elderly Housing",

- a. \$4,815 per dwelling unit, if paid prior to January 1, 2004. At the time of payment, the \$4,815 will be allocated pro-rata among the facility costs as follows: \$598 for parks, \$324 for libraries, \$346 for fire stations, and \$3,547 for roads; or
- b. The amount approved by the Board of Supervisors not to exceed \$4,815 per dwelling unit, allocated pro-rata as set forth above, adjusted upward by any increase in the Marshall and Swift Building Cost Index between July 1, 2002, and July 1 of the fiscal year in which the payment is made if paid after December 31, 2003.

For "Non-elderly Housing",

For each "Non-elderly Housing" dwelling unit in excess of 41 exempted units, excluding any elderly housing units, on Tax Parcel ID Numbers (i) 7856547621; (ii) 7856545817 (part); (iii) 7866530382, and (iv) 7866540329, and for all "Non-elderly Housing" dwelling units on the remaining parcels:

- a. \$9,000 per dwelling unit, as defined above, if paid prior to January 1, 2004; or
- b. The amount approved by the Board of Supervisors not to exceed \$9,000 per dwelling unit, as defined above, adjusted upward by any increase in the Marshall and Swift Building Cost Index between July 1, 2002, and July 1 of the fiscal year in which the payment is made if paid after December 31, 2003.

In the event the cash payment is not used for the purpose for which proffered within 15 years of receipt, the cash shall be returned in full to the payor. (B&M)

- (STAFF/CPC) 17. Provided right of way is available, trees shall be installed along the north side of Route 10 from the Womack Road Extended intersection to the western property line. These trees shall comply with Section 19-518(h)(i) of the Zoning Ordinance relative to spacing, caliper and species. A plan depicting this requirement shall be submitted for review and approval by the Planning Department in conjunction with site plan review. (P)

- (STAFF/CPC) 18. Site plans shall be submitted to the Planning Commission for review and approval. (P)

#### GENERAL INFORMATION

##### Location:

North line of West Hundred Road, west of Womack Road. Tax IDs 785-653-5567, 7929, 9019 and 9629; 785-654-Part of 5817 and 7621; 786-653-0382; and 786-654-0329 (Sheet 26).

##### Existing Zoning:

A, R-7 and O-2

**Size:**

27.6 acres

**Existing Land Use:**

Single family residential or vacant

**Adjacent Zoning and Land Use:**

North - R-7 and R-7 with Conditional Use (Stock farm); Single family residential or vacant

South - A, R-7 and O-2; Single family residential or vacant

East - R-7 and C-2; Single family residential, commercial or vacant

West - A; Vacant

**UTILITIES**

**Public Water System:**

There is an existing sixteen (16) inch water line extending along the north side of Iron Bridge Road, adjacent to this site. In addition, there is an existing twelve (12) inch water line extending along Ecoff Avenue, approximately 700 feet north of this site. Use of the public water system is intended and has been proffered. (Proffered Condition 7)

The request site is along the western boundary of the Chester Pressure Zone. Preliminary investigations of water pressure in this area indicate the developer should further evaluate whether individual booster pump(s) are needed to provide the desired level of water pressure to meet the domestic and fire flow/suppression needs of the development. The extension of off-site water line(s) and/or upgrading of existing water lines may be necessary to address this concern.

**Public Wastewater System:**

There is an existing eighteen (18) inch wastewater trunk line extending along the western side of Great Branch, adjacent to this site. Use of the public wastewater system is intended and has been proffered. (Proffered Condition 7)

**ENVIRONMENTAL**

**Drainage and Erosion:**

The majority of the property drains northwest to Great Branch and then onto Proctors Creek. There are no existing or anticipated on- or off-site erosion problems. There are, however, some existing offsite drainage problems in the vicinity of Ecoff Avenue. As a result, all upstream development has been required to retain the ten (10) year, post development and

release at the two (2) year pre-development rate. The applicant has agreed to a similar requirement (Proffered Condition 15). The majority of the property is heavily wooded and should not be timbered without first obtaining a land disturbance permit from the Environmental Engineering Department (Proffered Condition 8). This will ensure proper erosion control measures are in place prior to any land disturbance.

#### Water Quality:

A perennial stream is located on the property and will be subject to a 100-foot resource protection area (RPA), in which very limited uses are permitted. Some of the flat areas appear to be wetlands.

### PUBLIC FACILITIES

The need for fire, school, library, park and transportation facilities is identified in the Public Facilities Plan, the Thoroughfare Plan and the Capital Improvement Program. This development will have an impact on these facilities.

#### Fire Service:

The Public Facilities Plan indicates that emergency services calls are expected to increase forty-five (45) percent by 2015. Eight (8) new fire/rescue stations are recommended for construction by 2015 in the Plan. Based on 175 additional dwelling units, this request will generate approximately forty (40) calls for fire and EMS services each year. The applicant has addressed the impact on fire service. (Proffered Condition 16)

The Chester Fire Station, Company Number 1 and Bensley Bermuda Volunteer Rescue Squad currently provide fire protection and emergency medical service. When the property is developed, the number of hydrants, quantity of water needed for fire protection and access requirements will be evaluated during the plans review process.

#### Schools:

Approximately seventy-five (75) students will be generated by this development. This site lies in the Ecoff Elementary School attendance zone: capacity - 750, enrollment - 805; Carver Middle School zone: capacity - 1,200, enrollment - 1,417; and Bird High School zone: capacity - 1,650, enrollment - 1,822.

There are currently four (4) trailers at Ecoff Elementary and five (5) trailers at Bird High. This request will have an impact on all schools involved. The applicant has offered measures to assist in addressing these impacts. (Proffered Condition 16)

**Libraries:**

Consistent with the Board of Supervisors' policy, the impact of development on library services is assessed County-wide. Based on projected population growth, the Public Facilities Plan identifies a need for additional library space throughout the County. Taking into account the additional space provided by the new La Prade and Chester Libraries, there is still a projected need for 55,000 additional square feet of library space County-wide by 2015.

Development of the property would most likely affect the Chester Library. The Public Facilities Plan indicates a need for additional library space in this area of the County by 2015. The applicant has offered measures to assist in addressing the impact of this development on library facilities. (Proffered Condition 16)

**Parks and Recreation:**

The Public Facilities Plan identifies the need for four (4) new regional parks. In addition, there is currently a shortage of community park acreage in the County. The Public Facilities Plan identifies a need for 625 acres of regional park space and 116 acres of community park space by 2015. The Plan also identifies the need for neighborhood parks and special purpose parks and makes suggestions for their locations. The applicant has offered measures to assist in addressing the impact of this proposed development on Parks and Recreation facilities. (Proffered Condition 16)

Chester Linear Park is located east of the property, across Womack Road. The applicant has agreed to provide pedestrian access from the property to this public park site. (Proffered Condition 6)

**Transportation:**

The property (27.6 acres) consists of 11.0 acres zoned Agricultural (A), 0.8 acre zoned Corporate Office (O-2) and 15.8 acres zoned Residential (R-7). The applicant is requesting rezoning of the property to Multifamily Residential (R-MF) and has proffered a maximum density of 216 units (Proffered Condition 10). Based on apartment trip rates, development could generate approximately 1,430 average daily trips. These vehicles will be distributed along Iron Bridge Road (Route 10). The 2002 traffic volume along this section of Route 10 was 19,776 vehicles per day. The capacity of this road (Level of Service A) is acceptable for the volume of traffic it currently carries.

The Thoroughfare Plan identifies Route 10 as a major arterial with a recommended right of way width of 120 to 200 feet. The applicant has proffered to dedicate 100 feet of right of way, measured from the centerline of Route 10, in accordance with that Plan. (Proffered Condition 1)

The Thoroughfare Plan also identifies a north/south arterial ("Womack Road Extended"), located along the eastern boundary of the property. This proposed roadway extends from Chester Road, south across Route 10 to the planned north/south and east/west freeways. In the early 1980's, the County acquired from the then Seaboard Coast Line Railroad a right of way, approximately 100 feet in width, from Chester Road to Branders Bridge Road. The alignment of this Thoroughfare Plan road falls within the abandon railroad right of way.

Development must adhere to the Development Standards Manual in the Zoning Ordinance, relative to access and internal circulation (Division 5). Access to major arterials, such as Route 10 and Womack Road Extended, should be controlled. Due to the existing accesses along this section of Route 10 and the limited Route 10 frontage of the subject property (approximately 270 feet), direct access should not be provided from the subject property to Route 10 (Proffered Condition 2). Proffered Condition 2 would allow an emergency access to be constructed onto Route 10. Access to Route 10 for the property will be provided via Womack Road Extended.

The applicant has also proffered that direct access to Womack Road Extended will be limited to one (1) entrance/exit (Proffered Condition 3). In conjunction with development of several parcels located in the northwest corner of the Womack Road Extended/Route 10 intersection, accesses were constructed onto Womack Road Extended. Womack Road Extended could ultimately need to be a four (4) lane divided roadway. To provide adequate access spacing and planning for future crossover locations, access to Womack Road Extended for the subject property should be located approximately midway between Route 10 and Ecoff Avenue.

The Chester Village Plan recommends that some of the properties, located north of the subject property, would be appropriate for multi-family residential use. If those properties are developed for that use, access could be provided through the subject property. The applicant has proffered that an access easement will be recorded from Womack Road Extended, across the subject property to those adjacent properties. (Proffered Condition 9)

The traffic impact of this development must be addressed. The applicant has proffered to: 1) construct an additional lane of pavement along Route 10 for the entire property frontage; 2) reconstruct/construct two (2) lanes of Womack Road Extended to a twenty-four (24) foot wide pavement section with eight (8) foot wide shoulders from Route 10 to the approved access; 3) close the existing crossover on Route 10 located east of the Womack Road Extended intersection, and construct a new crossover, including left turn lanes along both the eastbound and westbound lanes, at the Womack Road Extended intersection. (Note: the existing Route 10 crossover currently serves commercial development on the north side of Route 10, and commercial and residential development on the south side of Route 10). If the Virginia Department of Transportation (VDOT) does not approve the closing of the existing crossover and constructing the new crossover, the developer will be relieved of these requirements and will then be required to provide adequate left turn lanes at the existing crossovers on Route 10 located just east and west of the Womack Road Extended intersection; 4) construct additional pavement along Route 10 at the Womack Road Extended

intersection to provide a right turn lane; 5) construct a sidewalk along Route 10 from the Womack Road Extended intersection, west to the western property line; 6) construct additional pavement along Womack Road Extended at the approved access to provide left and right turn lanes, if warranted based on Transportation Department standards. (Proffered Condition 4)

The developer may need to acquire "off-site" right of way to provide the right turn lane along Route 10 at the Womack Road Extended intersection, to provide the sidewalk along Route 10 and to provide the turn lanes along Womack Road Extended at the approved access. According to Proffered Condition 4, if the developer is unable to acquire the right of way for any of these improvements, the developer may request the County to acquire the right of way as a public road improvement. All costs associated with the acquisition will be borne by the developer. If the County chooses not to assist with the right of way acquisition, the developer will not be obligated to acquire the "off-site" right of way, and will only be obligated to construct road improvements within available right of way.

There are mature Bradford Pears (trees) located within the median of Route 10 in this area. To construct the new crossover and left turn lanes on Route 10, the developer will need to remove many of those trees. The construction area for these road improvements could be approximately 500 feet in length. Proffered Condition 4 requires the developer to replace any of the existing trees in the median of Route 10 that are removed by the construction of those road improvements, and provide two (2) replacement trees for every existing tree that is removed. Unless otherwise approved by the Transportation Department, the replacement trees: 1) will be installed within the Route 10 median, east and/or west of the new crossover location; 2) will have a minimum three (3) inch caliper; and 3) will be from the list of approved plantings by VDOT. Because of their new standards, VDOT may not approve of additional Bradford Pears being installed in the Route 10 median.

Area roads need to be improved to address safety and accommodate the increase in traffic generated by this development. The applicant has proffered to contribute cash for any unit in excess of forty-one (41) units, in an amount consistent with the Board of Supervisors' policy, towards mitigating the traffic impact of this development. (Proffered Condition 16)

At time of site plan review, specific recommendations will be provided regarding access to Womack Road Extended, internal site circulation and landscaping within the median of Route 10.

**Fiscal Impacts on Capital Facilities:**

<b>I. Elderly Units</b>		<b><u>PER UNIT</u></b>
<b>Potential Number of New Dwelling Units</b>	<b>32*</b>	<b>1.00</b>
<b>Population Increase</b>	<b>87.04</b>	<b>2.72</b>
<b>Number of New Students</b>		
<b>Elementary</b>	<b>0.00</b>	<b>0.00</b>
<b>Middle</b>	<b>0.00</b>	<b>0.00</b>
<b>High</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Cost for Schools</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Cost for Parks</b>	<b>22,176</b>	<b>693</b>
<b>Net Cost for Libraries</b>	<b>12,000</b>	<b>375</b>
<b>Net Cost for Fire Stations</b>	<b>12,832</b>	<b>401</b>
<b>Average Net Cost for Roads</b>	<b>131,488</b>	<b>4,109</b>
<b>Subtotal Net Cost</b>	<b>178,496</b>	<b>5,578</b>



II. Non-Elderly Units		PER UNIT
Potential Number of New Dwelling Units	143*	1.00
Population Increase	388.96	2.72
Number of New Students		
Elementary	34.32	0.24
Middle	18.59	0.13
High	24.31	0.17
TOTAL	77.22	0.54
Net Cost for Schools	693,121	4,847
Net Cost for Parks	99,099	693
Net Cost for Libraries	53,625	375
Net Cost for Fire Stations	57,343	401
Average Net Cost for Roads	587,587	4,109
Subtotal Net Cost	1,490,775	10,425
TOTAL NET COST	1,669,271	

\*Based on a proffered maximum number of units, reduced by forty-one (41) units allowable on the exiting R-7 parcel. Actual number of units, types of units and corresponding impacts may vary.

As noted, this proposed development would have an impact on capital facilities. Staff has calculated the fiscal impact of every new dwelling unit on schools, roads, parks, libraries and fire stations at \$10,425 per unit for non-elderly units. In addition, staff has calculated the fiscal impact of every new dwelling unit on roads, parks, libraries and fire stations at \$5,578 per unit for elderly units. The applicant has been advised that a maximum proffer of \$9,000 and \$4,815 per unit for non-elderly and elderly units respectively would defray the cost of the capital facilities necessitated by this proposed development. Consistent with the Board of Supervisors' policy, and proffers accepted from other applicants, the applicant has offered cash to assist in defraying the cost of this proposed zoning on such capital facilities. (Proffered Condition 16)

The Commission and Board should note that while the applicant has proffered allowable adjustments to cash proffer payments based on Board of Supervisors approved increases in the Marshall & Swift Building Cost Index, the proffered condition prohibits such adjustments for payments made prior to January 1, 2004; thereafter, payments are subject to adjustments consistent with proffers accepted from other applicants. The proffered condition prohibits any changes in payment amounts for a period of six (6) months longer than typically accepted in other cases. Staff is not overly concerned

with this variation recognizing that projects such as the proposed tend to apply for many, if not all of the building permits at once, rather than over longer periods of time such as in single family residential developments.

Note that circumstances relevant to this case, as presented by the applicant, have been reviewed and it has been determined that it is appropriate to accept the maximum cash proffer in this case.

The Planning Commission and the Board of Supervisors, through their consideration of this request, may determine that there are unique circumstances relative to this case that may justify acceptance of proffers as offered.

## LAND USE

### Comprehensive Plan:

Lies within the boundaries of the Chester Village Plan which suggests the property is appropriate for mixed use: corporate office and multi-family residential and for single family residential use of 1-2.5 units per acre. While the Plan suggests that the northern part of the subject property should be developed for single family residential uses, an evaluation of topographical conditions would indicate that the appropriate boundary between multi-family and single family uses should occur north of the request property generally following a swale. Land use transitions are best made a physical feature changes rather than an artificial boundary such as a parcel line. Therefore, staff is of the opinion that it would be appropriate to allow multi-family uses on the northern part of the property provided the total number of units do not exceed that which would be permitted if the property were zoned in strict compliance with the Plan.

### Area Development Trends:

Adjacent property to the north is occupied by single family residences, a stock farm or is vacant. Property to the south is occupied by single family residences or remains vacant. Adjacent property to the east is zoned commercially and residentially and has been developed for commercial and residential uses or remains vacant. Adjacent property to the west is zoned agriculturally and is vacant. The Plan anticipates a mix of residential and office development continuing on surrounding properties in the future. As previously noted, while the Plan suggests that adjacent property to the north is appropriate for single family residential uses, due to topographical conditions, it would be appropriate in the future to consider allowing multi-family uses north of the subject property to a swale located to the north.

### Zoning History:

On September 28, 1977, the Board of Supervisors, upon a favorable recommendation from the Planning Commission, approved rezoning from Agricultural (A) to Office Business (O) on a portion of the subject property fronting West Hundred Road. (Case 77S021)

### **Development Standards:**

The development of the property will be subject to the Multi-family Residential (R-MF) standards of the Zoning Ordinance, plus the proffered conditions. The R-MF standards address maximum number of units on any floor of any building, setbacks, distance between buildings, sidewalks, emergency access, provision of recreation areas and architectural treatment.

The applicant has agreed to submit site plans to the Planning Commission for approval. It should be noted that the only conditions that may be evaluated at that time are conditions of zoning and Ordinance requirements. (Proffered Condition 18)

### **Buffers and Screening:**

Adjacent property to the north is zoned Residential (R-7). Adjacent property to the west is zoned Agricultural (A) and is suggested by the Plan as appropriate for single family residential use. The Zoning Ordinance requires a minimum fifty (50) foot buffer along the northern and western property boundaries of the request site where adjacent to the A and R-7 properties. A similar buffer is required adjacent to Tax ID 785-654-5817, adjacent to the southeast and fronting on Womack Road, which is zoned R-7 and developed for single family residential use. At time of site plan review, the Planning Commission may modify these buffers under certain circumstances.

### **Sidewalk and Landscaping:**

As part of a pedestrian circulation system, the applicant has agreed to provide a sidewalk along the north side of Route 10 from Womack Road Extended to the western property line (Proffered Condition 4.f). In addition, the applicant proposes to install trees along the north side of Route 10, provided right of way is available. (Proffered Condition 17)

### **Senior Housing:**

To address concerns of area property owners about the lack of an adequate inventory of housing for the elderly in the area, the applicant plans to restrict occupancy of at least thirty-two (32) units to housing for older persons. These units are to be clustered in an area on the northern part of the property. (Proffered Condition 11)

### **Architectural Treatment:**

The R-MF standards suggest buildings should be designed to impart harmonious proportions and to avoid monotonous facades or large bulky masses. The standards suggest buildings should possess architectural variety but enhance an overall cohesive residential character, achieved through the creative use of design elements such as balconies and/or terraces, articulation of doors and windows, sculptural or textural relief of facades, architectural ornamentation, varied roof lines or other appurtenances such as lighting fixtures and/or

plantings. In addition, the applicant has agreed to an architectural style that incorporates craftsman features generally depicted on the renderings submitted with the application. (Proffered Condition 13)

#### Recreation Areas and Amenities:

The Zoning Ordinance requires the developer provide a minimum of 1.5 acres for suitable recreational use by occupants of the development. The recreation area may include both active and passive facilities as well as community buildings. The applicant indicates, at a minimum the facilities provided would include a clubhouse, fitness room, swimming pool and a playground. (Proffered Condition 14)

In addition to other amenities as discussed herein, the applicant proposes that each dwelling unit will have washer and dryer hook-ups. (Proffered Condition 12)

#### CONCLUSIONS

While the proposed zoning on the southern part of the property and land use conforms to the Chester Village Plan which suggests the property is appropriate for mixed use, corporate office and multi-family residential, the Plan recommends single family residential use of 1 to 2.5 units per acre on the northern part of the property. The land use designations follow property boundaries rather than physical features such as ridges and swales. Land use transitions are best made where physical features provide a boundary between differing land uses. Therefore, it is staff's opinion that it would be appropriate to allow multi-family uses on the northern part of the property as well as property to the north provided that density does not exceed the 1.01 to 2.5 units per acre as suggested by the Plan. The number of units proposed by the application exceed that recommended by the Plan. The Plan would suggest that 211 units would be appropriate while the applicant desires 216 units.

The proposed zoning and land use are representative of existing and anticipated development. In addition, the proffered conditions address the impacts of this development on necessary capital facilities, as outlined in the Zoning Ordinance and Comprehensive Plan. Specifically, the needs for roads, schools, parks, libraries and fire stations is identified in the Public Facilities Plan, the Thoroughfare Plan and the Capital Improvement Program and the impact of this development is discussed herein. The proffered conditions adequately mitigate the impact on capital facilities, thereby insuring adequate service levels are maintained and protecting the health, safety and welfare of County citizens.

Given these considerations, approval of this request is recommended, subject to the applicant reducing the total number of units to 211.

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## CASE HISTORY

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### Applicant (5/19/03):

A revision to Proffered Condition 11 was submitted.

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### Planning Commission Meeting (5/20/03):

The applicant did not accept staff's recommendation, but did accept the Planning Commission's recommendation. The applicant submitted Proffered Condition 18. Support was present to the case, but indicated that the support should not be viewed as support for additional multi-family units in Chester.

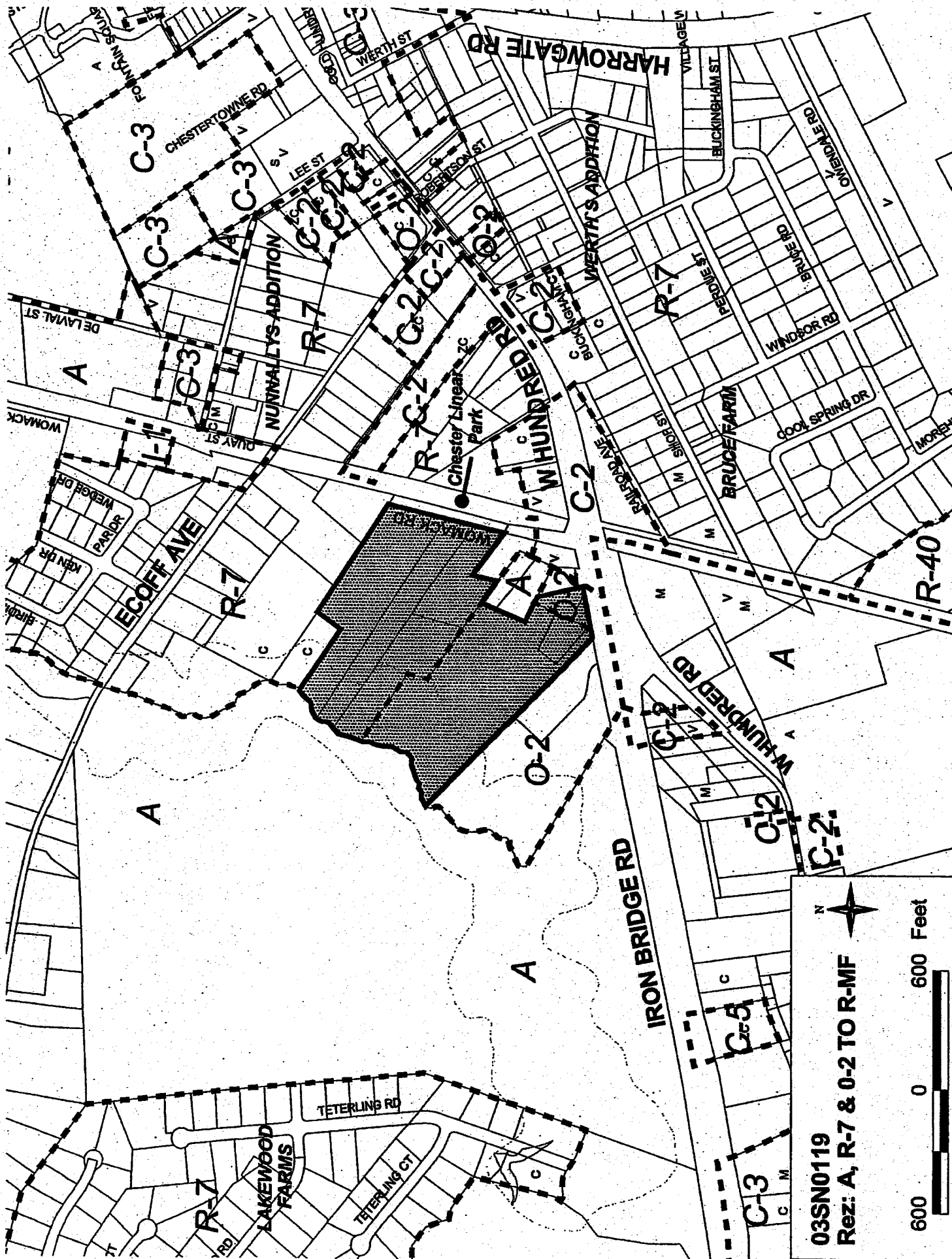
Mr. Cunningham indicated that the applicants had addressed area property owners' concerns.

On motion of Mr. Cunningham, seconded by Mr. Stack, the Commission recommended approval of this request and acceptance of the proffered conditions on pages 2 through 6.

AYES: Unanimous.

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The Board of Supervisors, on Wednesday, June 18, 2003, beginning at 7:00 p.m., will take under consideration this request.

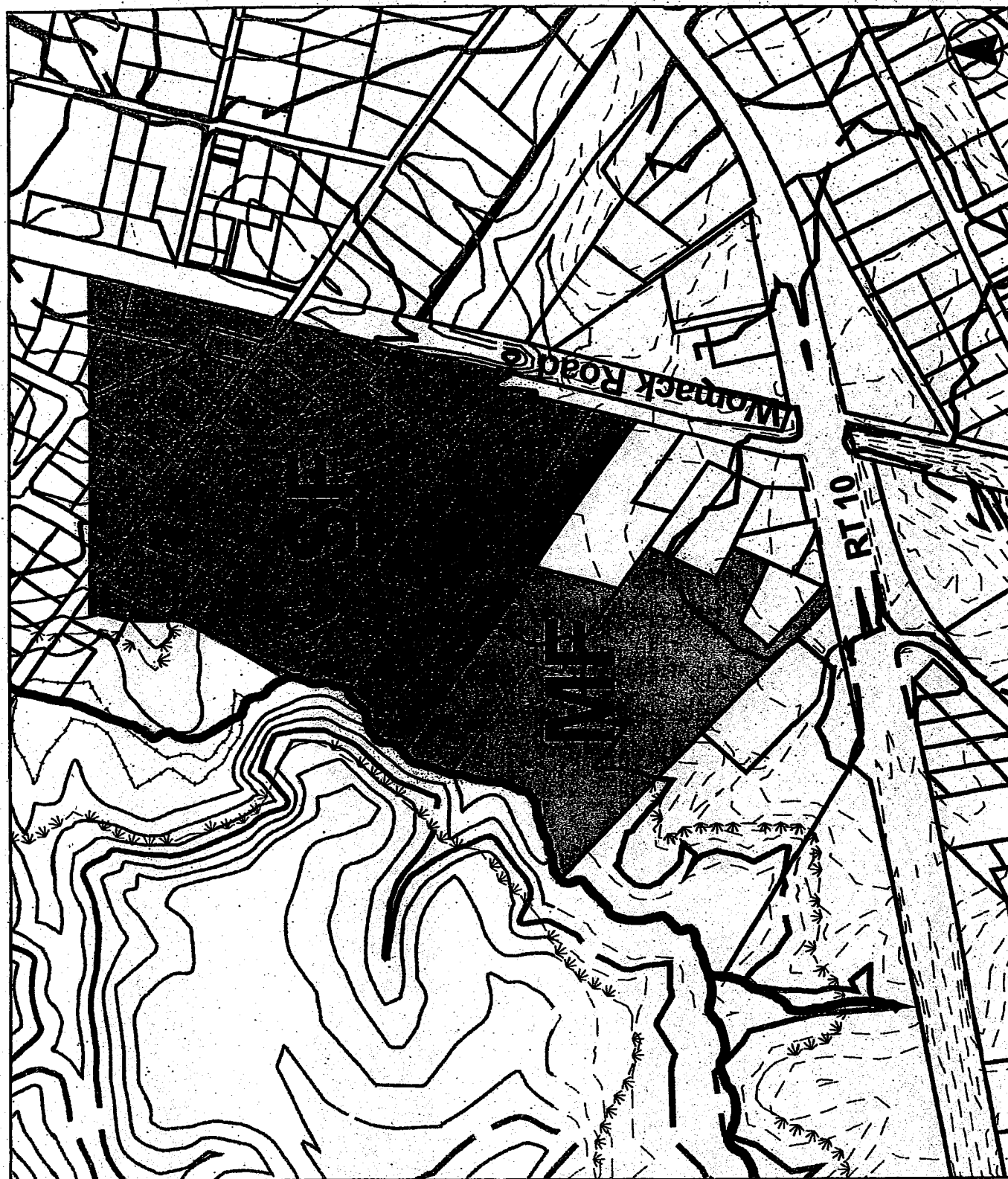


03SN0119

Rez: A, R-7 & O-2 TO R-MF

600 0 600 Feet

# Current Plan

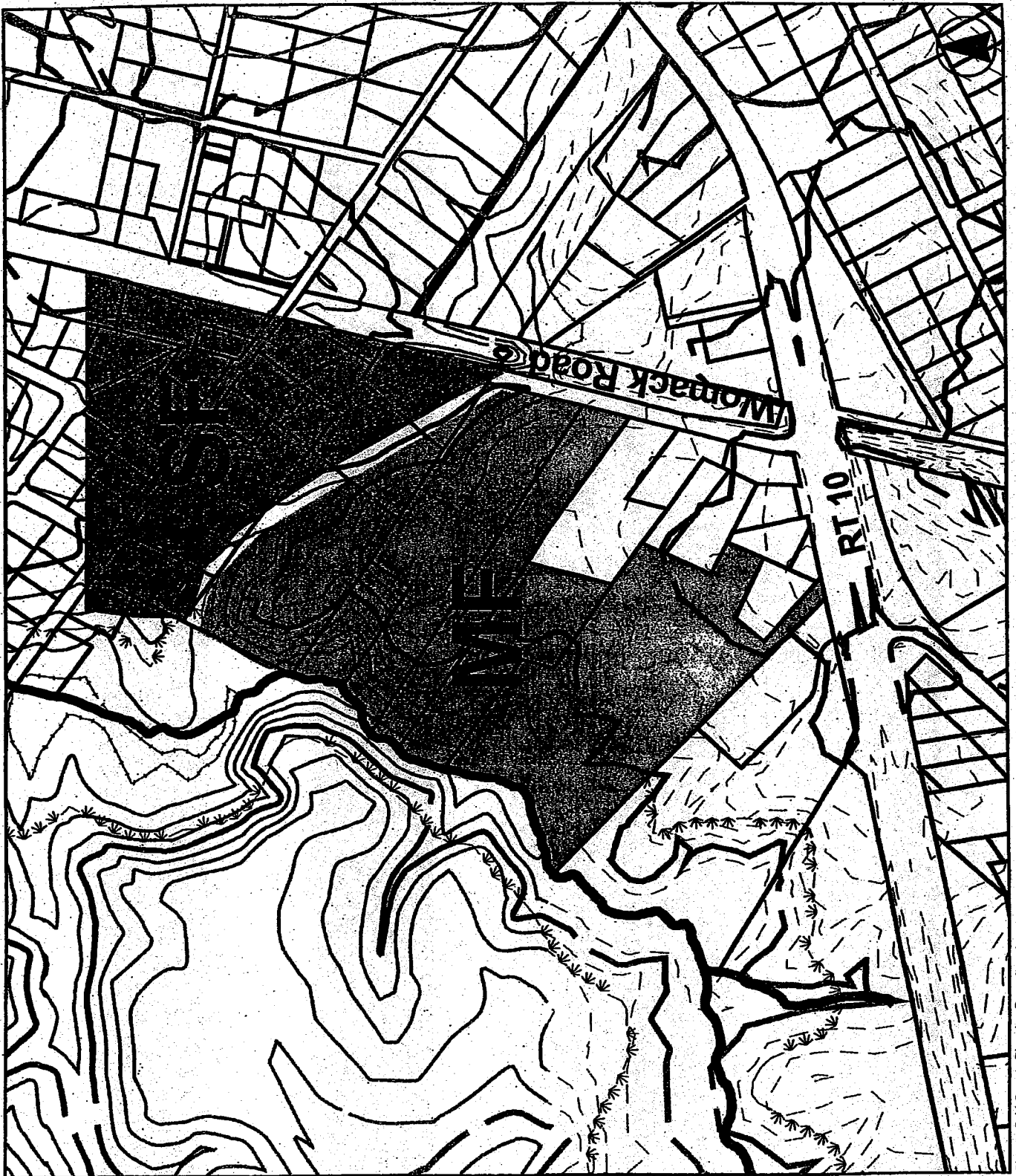


Chesterfield County Planning Department  
Zoning & Special Projects Division

03SN0119-1



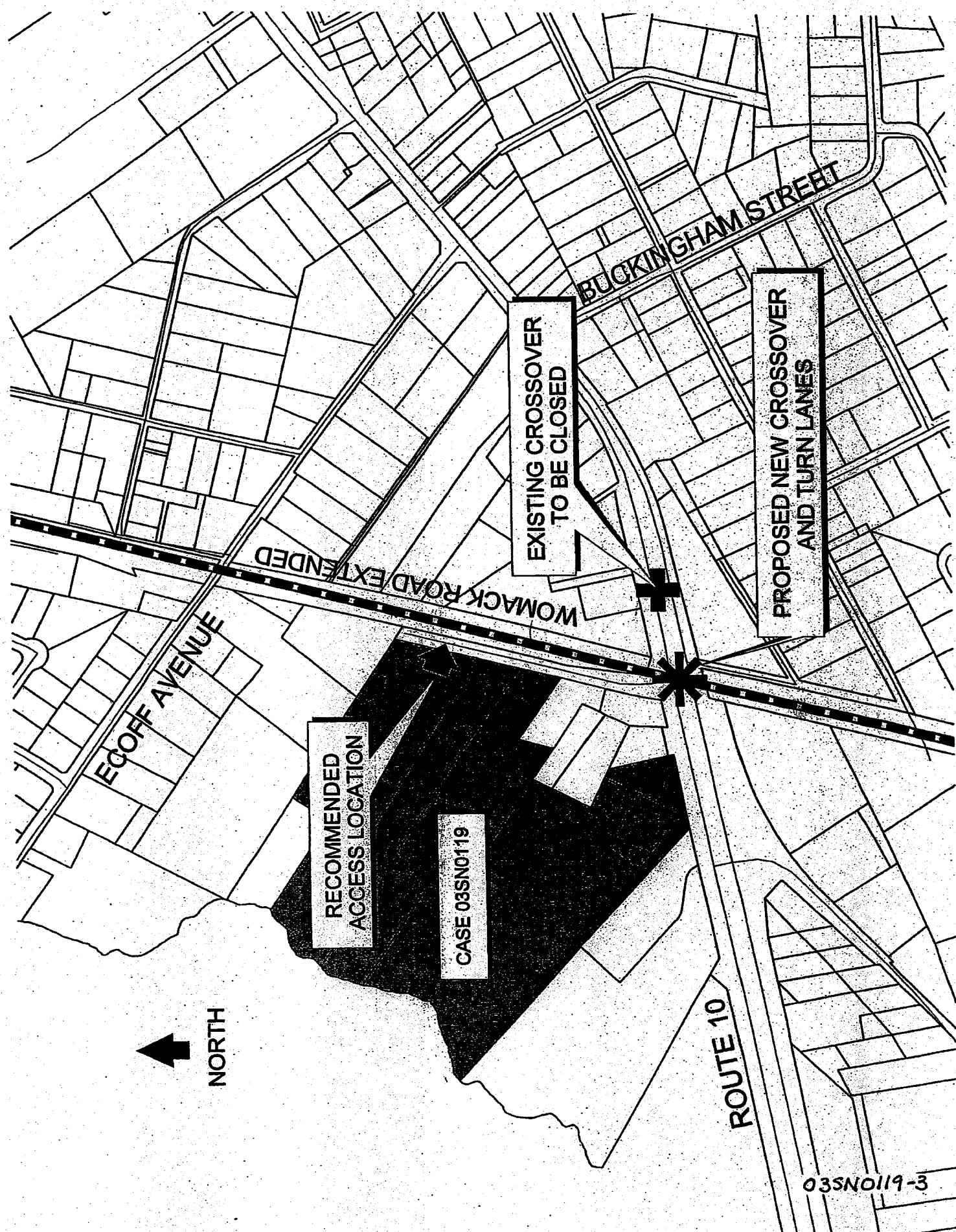
**Proposed  
Landuses  
Based on  
Topographical  
Conditions**



Cheshire County Planning Department  
Zoning & Social Planning Division

**03SN0119-2**





EXISTING CROSSOVER  
TO BE CLOSED

PROPOSED NEW CROSSOVER  
AND TURN LANES

RECOMMENDED  
ACCESS LOCATION

CASE 03SN0119

NORTH

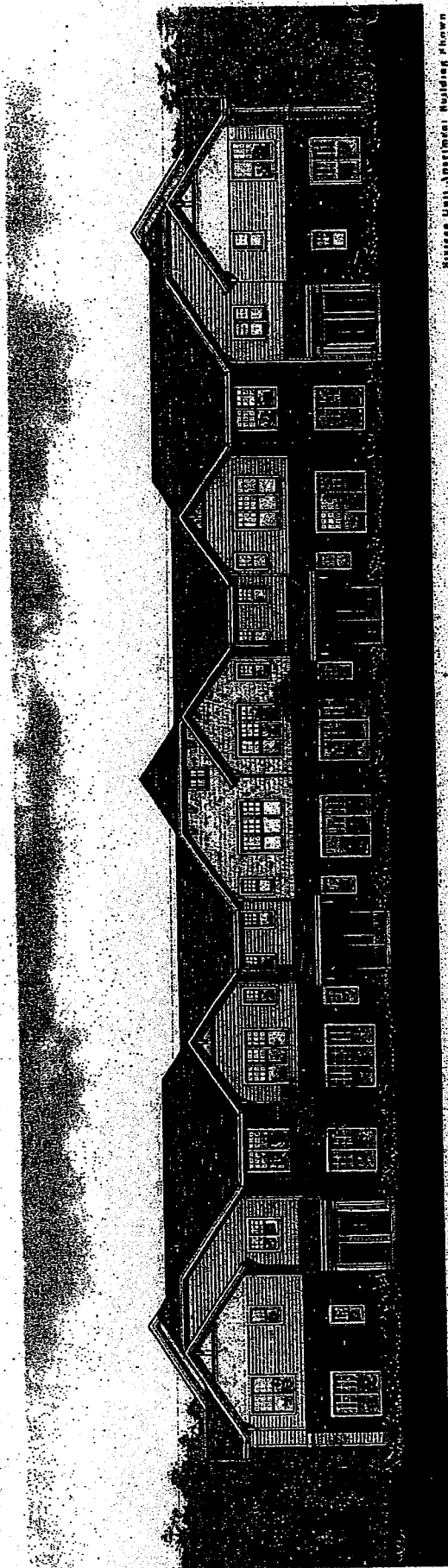
03SN0119-3



Chester Apartments & Townhomes  
Chester, Virginia  
Senior Housing

110

035NO119-4

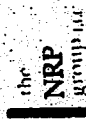


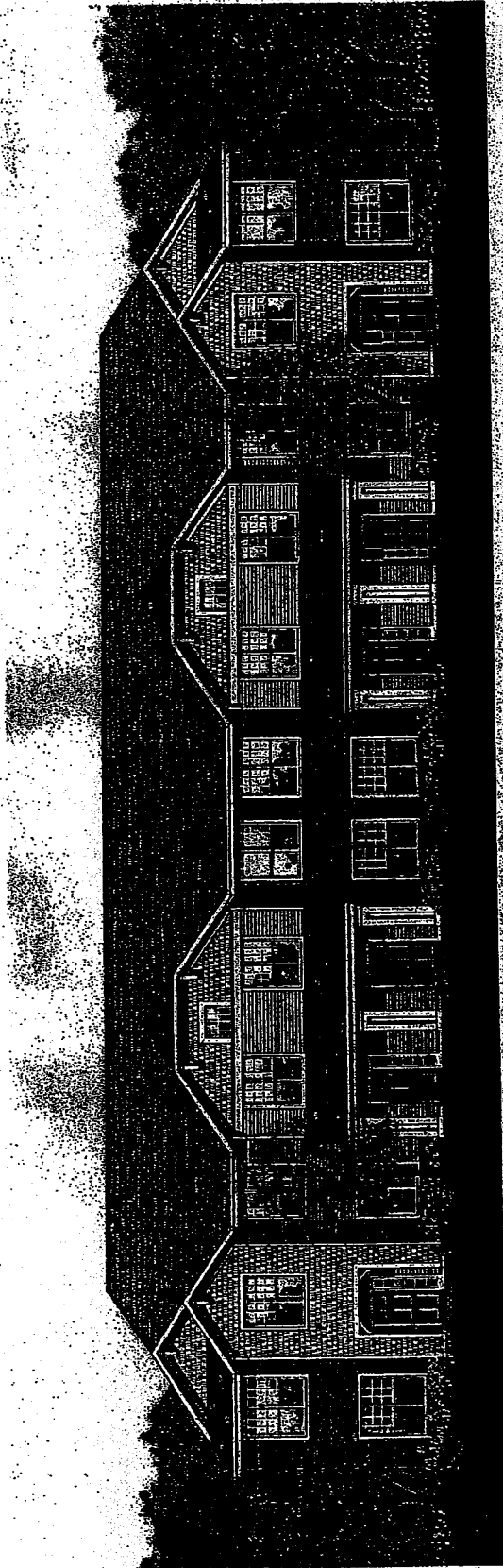
Fiveeen Unit - Apartment Building Shown



# Chester Apartments & Townhomes

By The NRP Group, LLC  
Chester, Virginia



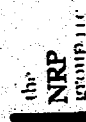


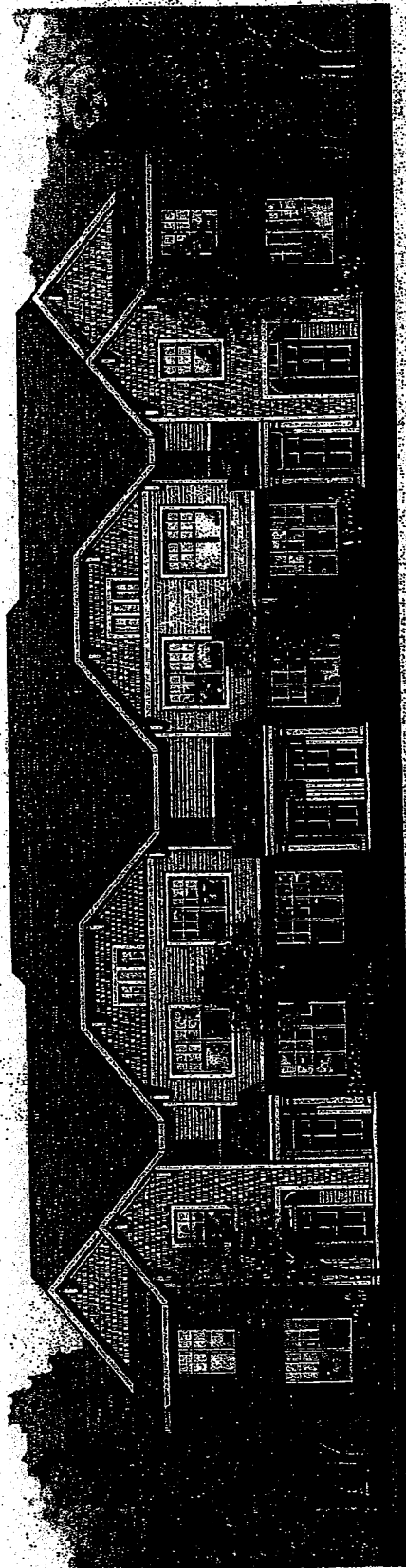
Mid-Century Townhouse Building Series: Building Type III



# Chester Apartments & Townhomes

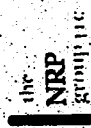
By The NRP Group, LLC.  
Chester, Virginia





Mr. Earl Yeasthouse Building Shows Building Type IV

# Chester Apartments & Townhomes By The NRP Group, LLC. Chester, Virginia



Ayes: Warren, McHale, Barber, Humphrey and Miller.  
Nays: None.

**17. REMAINING MOBILE HOME PERMITS AND ZONING REQUESTS**

**03SN0119**

In Bermuda Magisterial District, JOHN G. "CHIP" DICKS requests rezoning and amendment of zoning district map from Agricultural (A), Residential (R-7) and Corporate Office (O-2) to Multifamily Residential (R-MF). Residential use of up to ten (10) units per acre is permitted in a Multifamily Residential (R-MF) District. The Comprehensive Plan suggests the property is appropriate for mixed use: corporate office, multifamily residential of seven (7) to ten (10) units per acre and single family residential use of 1.01 to 2.5 units per acre. This request lies on 27.6 acres fronting approximately 265 feet on the north line of West Hundred Road approximately 200 feet west of Womack Road, also fronting approximately 585 feet on the west line of Womack Road approximately 380 feet north of West Hundred Road. Tax IDs 785-653-5567, 7929, 9019 and 9629; 785-654-Part of 5817 and 7621; 786-653-0382; and 786-654-0329 (Sheet 26).

Ms. Beverly Rogers presented a summary of Case 03SN0119 and stated staff recommended approval subject to the applicant reducing the total number of units from 216 to 211, as suggested in the Chester Village Plan. She further stated the Planning Commission recommended approval and acceptance of the proffered conditions indicating they felt the proposal complied with the intent of the Plan and the applicant had offered proffered conditions which assured quality development. She stated the applicant submitted an amendment to Proffered Condition 4 today at the request of a property owner to address concerns relative to closing of a crossover, and the Board would be required to suspend its rules to consider the amended proffered condition.

When asked, Ms. Rogers stated the Planning Commission will be involved in the site plan approval.

Mr. John G. "Chip" Dicks stated both the Planning Commission and the Chester Community Association support the proposed development of 216 units. He further stated the revised proffered condition addresses the concerns raised relative to closing of the crossover, and requested that the Board approve the request.

When asked, Mr. Dicks stated the proposed development represents a high quality product that will have at least 32 units dedicated to senior citizens in a separate area. He further stated that, because the developer became a part of the community from the beginning, all of the issues normally seen with multi-family developments were able to be resolved.

Mr. Warren called for public comment.

No one came forward to speak to the request.

After brief discussion, on motion of Mr. McHale, seconded by Mr. Warren, the Board suspended its rules at this time to

allow for amended Proffered Condition 4.

Ayes: Warren, McHale, Barber, Humphrey and Miller.  
Nays: None.

On motion of Mr. McHale, seconded by Mr. Miller, the Board approved Case 03SN0119 and accepted the following proffered conditions:

1. Prior to any final site plan approval, one hundred (100) feet of right-of-way on the north side of Route 10, measured from the centerline of that part of Route 10 immediately adjacent to the property, shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. (T)
2. No direct access shall be provided from the Property to Route 10. This condition shall not preclude the provision of an emergency access from the Property to Route 10. (T)
3. Direct access from the Property to the north/south major arterial ("Womack Road Extended") shall be limited to one (1) entrance/exit. The exact location of this access shall be approved by the Transportation Department. (T)
4. To provide an adequate roadway system, the owner/developer shall be responsible for the following:
  - a. Construction of an additional lane of pavement along the westbound lanes of Route 10 for the entire Property frontage.
  - b. Reconstruction/construction of two (2) lanes of Womack Road Extended to a twenty-four (24) foot wide pavement section with eight (8) foot wide shoulders, with modifications approved by the Transportation Department, from Route 10 to the approved access.
  - c. Construction of the Womack Road Extended intersection with Route 10 as a three lane section consisting of a northbound lane and two southbound lanes. The exact length of this improvement shall be approved by the Transportation Department.
  - d. Construction of adequate left turn lanes, as determined by the Transportation Department, at the existing crossovers on Route 10 located just east and west of the Womack Road Extended intersection. If approved by the Planning Commission, alternative road improvements may be substituted for the improvements identified in this part of the Proffered Condition.
  - e. Construction of additional pavement along Route 10 at the Womack Road Extended intersection to provide a right turn lane.
  - f. Construction of a sidewalk along the north side of Route 10 from the Womack Road Extended intersection, west to the western property line of the Property.



- g. Construction of additional pavement along Womack Road Extended at the approved access to provide left and right turn lanes, if warranted, based on Transportation Department standards.
  - h. Replacement of any of the existing trees in the median of Route 10 that are removed by the construction of the road improvements, as described in Proffered Condition 4.d. Two (2) replacement trees shall be installed for every existing tree that is removed. Unless otherwise approved by the Transportation Department, replacement trees (1) shall be installed in the Route 10 median, east and/or west of the Womack Road Extended intersection; (2) shall have a minimum of three (3) inch caliper; and (3) shall be from the list of approved plantings by the Virginia Department of Transportation ("VDOT"). The exact species, size and location shall be approved by the Transportation Department.
  - i. Dedication to Chesterfield County, free and unrestricted, of any additional right-of-way (or easements) required for the improvements identified above. In the event the Developer is unable to acquire the right-of-way necessary for the road improvements identified in Proffered Condition 4.e, 4.f and 4.g, the Developer may request, in writing, the County to acquire such right-of-way as public road improvements. All costs associated with the acquisition of the right-of-way shall be borne by the developer. In the event the County chooses not to assist the developer in acquisition of the "off-site" right-of-way, the Developer shall be relieved of the obligation to acquire the "off-site" right-of-way, and only provide the road improvements that can be accommodated within the available right-of-way, as determined by the Transportation Department.
- 5. Prior to any site plan approval, a phasing plan for the required road improvements, as identified in Proffered Condition 4, shall be submitted to and approved by the Transportation Department. (T)
  - 6. Pedestrian access shall be provided from the Property to the Chester Linear Park. The exact location this access shall be approved by the Parks and Recreation Department. (P&R)
  - 7. The public water and wastewater systems shall be used. (U)
  - 8. Except for timbering approved by the Virginia State Department of Forestry for the purpose of removing dead or diseased trees, there shall be no timbering on the Property until a land disturbance permit has been obtained from the Environmental Engineering Department and the approved devices installed. (EE)
  - 9. Prior to any site plan approval, an access easement, acceptable to the Planning and Transportation

Departments, shall be recorded from Womack Road Extended, across the Property, to adjacent properties to the north. (P & T)

10. The total number of dwelling units on the Property shall not exceed 216. (P)
11. Except as otherwise prohibited by the Virginia Fair Housing Law, the Federal Fair Housing Law, and applicable federal, state, or local legal requirements, at least thirty-two (32) dwelling units shall be restricted to "housing for older persons: as defined in the Virginia Fair Housing Law and shall have no persons under 19 years of age domiciled there ("Senior Housing"). Senior housing shall be clustered in an area on the northern part of the Property and each unit shall be noted as such on the site plan. (P)
12. Each dwelling unit shall have washer and dryer hook-ups. (P and BI)
13. The architectural style of the buildings shall incorporate the craftsman features as generally depicted on the renderings (the "Renderings") prepared by Cline Design Associates, P.A. (P)
14. Recreational facilities shall include at a minimum a clubhouse, fitness room, a swimming pool and a playground. (P)
15. Stormwater shall be retained on-site based on the post development 10-year storm rates and released at a rate no greater than the pre-development 2-year storm rates. (EE)
16. The applicant, subdivider, or assignee(s) shall pay the following to the County of Chesterfield for infrastructure improvements within the service district for the Property for the dwelling units on the parcels of the subject request as provided herein. Payment shall be made prior to the issuance of building permit.

For "Elderly Housing",

- a. \$4,815 per dwelling unit, if paid prior to January 1, 2004. At the time of payment, the \$4,815 will be allocated pro-rata among the facility costs as follows: \$598 for parks, \$324 for libraries, \$346 for fire stations, and \$3,547 for roads; or
- b. The amount approved by the Board of Supervisors not to exceed \$4,815 per dwelling unit, allocated pro-rata as set forth above, adjusted upward by any increase in the Marshall and Swift Building Cost Index between July 1, 2002, and July 1 of the fiscal year in which the payment is made if paid after December 31, 2003.

For "Non-elderly Housing",

For each "Non-elderly Housing" dwelling unit in excess of 41 exempted units, excluding any elderly housing units, on Tax Parcel ID Numbers (i) 7856547621; (ii) 7856545817 (part); (iii) 7866530382, and (iv)

7866540329, and for all "Non-elderly Housing" dwelling units on the remaining parcels:

- a. \$9,000 per dwelling unit, as defined above, if paid prior to January 1, 2004; or
- b. The amount approved by the Board of Supervisors not to exceed \$9,000 per dwelling unit, as defined above, adjusted upward by any increase in the Marshall and Swift Building Cost Index between July 1, 2002, and July 1 of the fiscal year in which the payment is made if paid after December 31, 2003.

In the event the cash payment is not used for the purpose for which proffered within 15 years of receipt, the cash shall be returned in full to the payor. (B&M)

17. Provided right of way is available, trees shall be installed along the north side of Route 10 from the Womack Road Extended intersection to the western property line. These trees shall comply with Section 19-518(h)(i) of the Zoning Ordinance relative to spacing, caliper and species. A plan depicting this requirement shall be submitted for review and approval by the Planning Department in conjunction with site plan review. (P)
18. Site plans shall be submitted to the Planning Commission for review and approval. (P)

Ayes: Warren, McHale, Barber, Humphrey and Miller.  
Nays: None.

#### 03SN0159

In Matoaca Magisterial District, VERIZON WIRELESS requests Conditional Use Planned Development and amendment of zoning district map to permit a communications tower with height and setback exceptions in an Agricultural (A) District. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for residential use on 1-5 acre lots. This request lies on 3.7 acres fronting approximately 375 feet on the north line of Trents Bridge Road, also fronting approximately 375 feet on the west line of River Road and is located in the northwest quadrant of the intersection of these roads. Tax ID 754-624-6621 (Sheet 40).

Mr. Jacobson presented a summary of Case 03SN0159 and stated staff recommends denial because the request does not comply with the Public Facilities Plan or the county's tower siting policy. He further stated the Planning Commission recommends approval subject to one condition and acceptance of the proffered conditions, indicating there is a need for enhanced service in the rural area and the proposed antennae represent a minimal impact on the surrounding residential areas since the tower has existed for such a long time.

Mr. John Easter, representing the applicant, stated the Planning Commission's recommendation is acceptable and requested the Board's support.